



TOTAL FIRE GROUP LTD

Fire Risk Assessment Review

Conducted at:

Butler Court, Gunson Street
Miles Platting
Manchester
M40 7WU



Image caption: Butler Court

UPRN: BUTLECMB

26 October 2020



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TERMS AND CONDITIONS OF BUSINESS

Butler Court, Gunson Street, Miles Platting, Manchester, M40 7WU

This fire risk assessment is in accordance with the full Terms and Conditions provided with our quotation that should be read in full. This fire risk assessment is made without prejudice to any requirements made by Local Authority, Building Control or by the local Fire Authority. Fire assessment and evaluation of risk is a dynamic and evolving process. The Assessment that we have prepared is based on the appearance of the premises/building, number of employees, internal layout and information provided on **Monday, 26 October 2020**

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.

Part 2: References and Methodology Index

A. Extracts from RRO (FS) 2005 Articles Part 2 – Fire Safety Duties:

- **Article 8 – Duty to take general fire precautions**
- **Article 9 – Risk assessment**
- **Article 10 – Principles of prevention to be applied**
- **Article 11 – Fire safety arrangements**
- **Article 12 – Elimination or reduction of risks from dangerous substances**
- **Article 13 – Fire-fighting and fire detection**
- **Article 14 – Emergency routes and exits**
- **Article 15 – Procedures for serious and imminent danger and for danger areas**
- **Article 16 – Additional emergency measures in respect of dangerous substances**
- **Article 17 – Maintenance**
- **Article 18 – Safety assistance**
- **Article 19 – Provision of information to employees**
- **Article 20 – Provision of information to employers and the self-employed from outside undertakings**
- **Article 21 – Training**
- **Article 22 – Co-operation and co-ordination**
- **Article 23 – General duties of employees at work**
- **Article 37 – Fire-fighters’ switches for luminous tube signs etc.**
- **Article 38 – Maintenance of measures provided for protection of fire fighters**

Part 2: References and Methodology Index continued

- B. The Fire Safety (Employees Capabilities) (England) Regulations 2010**
- C. Fire Safety Management**
- D. Information on Fire Alarm Systems**
- E. Information on Fire Fighting Equipment and Training**
- F. Information on Emergency Lighting**
- G. Information on Fire Safety Signs and Notices**
- H. Frequency Checks, Fire Safety Maintenance Log**
- I. Working with contractors**
- J. The Electricity at Work regulations 1989**
- K. Personal Emergency Evacuation Plan – Examples**
- L. FRA Review Information**
- M. Review Checklist**

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

Jigsaw Homes Group Ltd
Turner House, 56 King Street, Leigh, Greater Manchester, WN7 4LJ

and relates only to the premises of:

Butler Court, Gunson Street, Miles Platting, Manchester, M40 7WU

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1.0 Fire Risk Assessment Details

Responsible person(s):

Jigsaw Housing Group as the owners and having control of the building.
Meridian for providing 24/7 care within the premises.
Responsibility for the premises may rest with a combination of the above depending on tenancy/contractual agreements which our consultant has not observed.

Person(s) consulted and landline contact number:

Colette Reynolds. Scheme Manager.
0161 205 8578 / 07920 811669
Emma Trew Scheme Co-ordinator.
Sam Wild: Caretaker.
Synergen Care.07717 581437

Fire Risk Assessor:

Paul Starling MBA, FIFireE, MIFSM, FRACS (076) (Tier 3 Nationally Accredited Fire Risk Assessor 184)

Audited by:

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

Date fire risk assessment was conducted:

Monday, 26 October 2020

Time:

1200 hrs

Date of last FRA or FRA Review (if known)

07 Oct 2019

Suggested date for next review:

October 2021

Fire risk assessment limitations:

Type 3 common parts and flats (Non-Destructive) Fire Risk Assessment (as detailed in the latest guidance document NFCC Fire Safety in Specialised Housing) has been completed with access available to Flat's 82 & 77. There was limited access made onto the roof of the 3 storey section other than limited head and shoulders inspection from the second floor common area. The various flats converted for communal and staff use with the exception of number 6 were all viewed. The staff and communal areas on the ground floor between the two residential blocks were viewed along with the ancillary areas such as plant rooms, bin rooms, and store rooms.

All services or penetrations traversing fire resisting compartments were not confirmed as being sufficiently fire stopped with fire resisting material. Any locations that have been identified are highlighted in section 9. Where fire compartments/fire dampers/ceiling voids were considered inaccessible for safety reasons and could not be physically accessed or were outside the visual range of the assessor, technical comment on these areas cannot be provided. If there are reasons to suspect the fire resistance within the building has not been sufficiently maintained the responsibility to provide this technical information rests with the duty holder.

The assessment of the fire performance of the external wall construction and cladding is excluded from this fire risk assessment. Where commented on, advice is given to obtain a separate assessment as recommended in current MHCLG consolidated advice note (CAN) January 2020 and the Fire Industry Association (FIA) Guidance note June 2020.

There were no outstanding notices of deficiencies/enforcement action from the enforcing authority and the fire strategy document and "as built" plans issued on completion of the building/alterations were not observed.

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

Note

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

2.0 General Premises Details

2.1 Number of floors:

High rise block: Ground floor plus 12 upper floors.

Low rise block: Ground floor plus 2 upper floors.

Offices and communal areas: Ground floor only.

2.2 Approximate building footprint:

Total 1500m²

2.3 Details of Construction and Premises:

The premises provide extra care and sheltered accommodation for residents over 55 years of age. The extent of the site was increased in 2009 when the low rise block and the ground floor office and communal areas were added. The premises are u-shaped with the high rise and low rise connected to the ground floor areas. The high rise block contains 63 flats. 11 of these flats have been converted for communal use such as a quiet lounge, library, games room and a faith room.

There are four flats on each upper floor over twelve floors. Constructed in circa 1964 in reinforced concrete floors and walls and roof it is understood that in the last 10 years there have been modifications to provide new windows, flat doors and minor alterations to flat internal layouts to integrate some one-bedroom and bedsits into two-bedroom flats. The building is provided with a single concrete staircase, two lifts each serving alternate floors. The lift opens up into an unventilated corridor at upper levels. The staircase has an independent exit from the premises, separated from the ground floor by a lobby.

On the upper floors, the flats discharge to an unventilated corridor with a short travel distance (4.5m) to a lobby. The lobby is provided with an openable window and a permanent vent (PV) midway below the window. In the lobby, there is access to the escape staircase. There is also a refuse room with a bin chute in the lobby, protected by fire door and frame. The bin room has permanent ventilation on the external wall. Adjacent to each flat on the premises is a gas service cupboard and electric cupboard. Both are provided with fire doors with intumescent strips and seals. In each corridor, there is a fire service dry riser cupboard. The twelfth floor provided access via secure ladder and hatch to the lift motor room and the roof. The lift motor room is ventilated (PV).

The escape staircase has no external walls at any level. Ventilation is provided at each floor via PV through a ventilation grille and duct into the refuse room and terminates close to the PV in the refuse room.

The ground floor contains access to a communal laundry and link via two fire doors to the new ground floor staff area.

Externally, the premises are enclosed by security fencing and gates. The building is covered by CCTV internally and externally which is monitored off-site.

Used as extra care sheltered accommodation with a site supervisor during the day and 24/7 onsite care provider (Meridian), the residents are mixed needs including disabled. The premises are provided with automatic fire detection in the common areas linked to the flat hallway, lift room, caretaker facilities, pump room and bin rooms.

The low rise block contains 20 flats. There are two protected stairs which lead directly to outside. The ground floor contains a bin room and a plant room. The first floor contains the caretaker's room, a utility room and the boiler room. The second floor contains the water tanks, a utility storage room and the cleaner's store.

The ground floor area that connects the two blocks has a row of offices that includes the Carers' office, the mobility scooter room and the scheme managers office. There is also an open plan area containing a lounge area, dining room with access to a kitchen. There is also a residents shop, a hairdressers shop and a multi-purpose room.

A sample of flats in the high rise was accessed. The flats were protected hall giving access to bedroom, toilet, bathroom and Living room. The living room gave access to the kitchen. Provision of BS5839-6 interlinked smoke detector in the hall and heat detector in the kitchen. There was also a BS5839-1 smoke detector in the hall linked into the common fire alarm.

The annexe flats had a similar provision.

Converted flats for communal use were low risk open plan design with BS5839-1 and BS5839-6 similar provision.

Flat entrance door sets were of composite design FD30S with self closing devices installed.

Kitchen/Bathroom vents were not confirmed as being independent and may be communal.

Emergency lighting is throughout the premises.

2.4 Occupancy/Purpose Groups

The premises are classed as Purpose Group 2b Residential (other) as defined by Building Regulations Approved Document B 2006 Table D1.

2.5 Approximate maximum number of persons:

The scheme manager indicated current 80 residents at full occupancy.

2.6 Approximate maximum number of employees at any one time:

8 including 3 on-site carers. During the evening 2 care provider staff.

2.7 Maximum number of members of the public:

Variable. Includes residents' visitors.

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	
<p>There are no staff with disabilities. The high rise block has general needs residents and also many who need extra care whilst the low rise block is for residents who all need extra care. As the premises have a stay-put policy in place Person-Centred Fire Risk Assessments (PCFRA) have been undertaken. Some of the residents have wheelchairs and others are slow in moving around. A list of all residents with their flat numbers is available for use by the fire and rescue service from the staff. This list highlights the residents who have issues with mobility and the assistance that they may require. Carers are on site 24 hours a day. It was identified that some residents would not be able to self-evacuate. Many residents have a range of mental disabilities which makes their capacity to self-evacuate unpredictable.</p>	

2.9 Fire Loss Experience

Previously, a small cooker related incident occurred in flat 65 (10 am), an unattended pan of food which was dealt with by the onsite staff. GMFRS attended. There have been no further fires during the last 12 months within the premises.

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 premises were built to comply with the Building Regulations that were current at the time of construction. This means that each flat was constructed as an individual fire compartment. The exit routes are straight forward and known to the residents should they be required. They are also provided with emergency lighting. However, this assessment has highlighted some issues about the compartmentation/smoke ventilation within the premises together with staff training of resident care providers and because of this, the risk to life is considered to be moderate.

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

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

Risk to Property: Tolerable

Although issues regarding the compartmentation have been raised any fire is still likely to be contained in the room of origin pending the arrival of the fire and rescue service. Therefore the risk to property is considered to be tolerable.

Risk to Business Continuity:

N/A

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

4.0 Dangerous, Flammable, Combustible Materials & Substances

IDENTIFYING THE FIRE HAZARDS

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

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

Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
4.0	Any residents that require oxygen, signage is provided at the flat entrance.
4.1-4.2	Questions 4.1 and 4.2 relate to substances and materials which are subject to the "Dangerous Substances and Explosive Atmosphere Regulations 2002" (DSEAR). No substances or materials falling into the above regulations are stored or used inside the premises.

5.0 Interior Furnishings

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

5.0 Interior Furnishings: Finding(s)

Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
5.1	Furniture and chairs appear to be the fire retardant type. Where there is any doubt about furniture and other furnishings complying with the Furniture and Furnishing Regulations (Fire Safety) 1988, 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?	Yes
6.2	Are all heaters fitted with suitable guards and located in positions away from combustible materials?	Yes
6.3	Are all heaters free from naked flames?	Yes
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?	Yes
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?	Yes
6.9	Are all appliances turned off when the area is unoccupied?	Yes
6.10	Are all appliances protected by the correct fuse rating?	Yes
6.11	Are systems in place to isolate any appliance with a blown fuse?	Yes
6.12	Are all appliances free from visible signs of overheating?	Yes
6.13	Are multi-point adapters and extension leads kept to a minimum?	Yes
6.14	Are walkways or escape routes free from trailed cables?	Yes
6.15	Are cables free from mechanical damage?	Yes
6.16	Do signs indicate all electrical hazards?	Yes
6.17	Are reasonable measures taken to prevent fires as a result of cooking?	Yes
6.18	Are filters changed and ductwork cleaned regularly?	N/A
6.19	Are suitable extinguishing appliances available?	Yes
6.20	Are legal or other requirements for testing, maintenance & record keeping complied with for equipment such as lifts, hoists, escalators, air handling systems, heating boilers, pressure vessels etc.?	Yes
6.21	Do the premises have a lightning protection system? (where required)	Yes
6.22	Have other potential sources of heat not listed above been considered?	N/A

6.0 Heating and Electrical Appliances: Finding(s)	
Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
6.1	The office areas and the ground floor of the low rise block are heated by a gas fired central heating system. There is no heating in the common areas of the high rise block other than in the converted flats which have individual gas boilers.
6.5	Combined inspection and testing are carried out annually on portable appliances within the communal areas of both blocks. The last test was in January 2020.
6.6	Electrical testing is carried out 5 yearly in communal areas (last test date was in 7/6/17) and 10 yearly in tenanted properties. It is also carried out when a property is void, undergoes building works or following a fire.
6.20	Lifts are currently serviced monthly from October 2015. They are also inspected by Jigsaw's insurance company 6 monthly. Heating boilers are serviced annually. Hoists are inspected 6 monthly. Jigsaw does not have any air handling systems. Pressure vessels are inspected by Jigsaw's insurance company annually.
6.21	The lightning protection system is serviced annually by Osborne Delta.

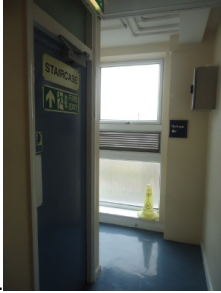


7.0 Persons at Risk Audit		
7.1	Does the actual occupancy of the premises/building conform with the occupancy figures contained in the relevant guide for the type of premises/purpose group?	Yes
7.2	Are the management/responsible person(s) aware of the occupancy restrictions for all rooms within the premises? i.e. function rooms, bars, conference facilities	N/A
7.3	Have the requirements of the Equality Act 2010 (permanent or temporary disabilities) for ALL persons been assessed and complied with where reasonable?	Yes
7.4	Have all disabled staff members been consulted and where agreed PEEPs. been prepared?	N/A
7.5	Have standard PEEPs. been prepared where disabled members of the public or visitors may reasonably be expected to resort to the premises?	N/A
7.6	Are disabled refuges provided?	No
7.7	Are members of staff trained in the evacuation of disabled or mobility impaired persons?	N/A
7.8	Are fire evacuation drills conducted at least annually, taking into account all employees, shift and casual workers, visitors and contractors where appropriate?	No
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?	Yes
7.13	Are there designated fire marshals where appropriate for all areas to ensure all relevant persons are accounted for following an emergency?	Yes
7.14	Is sleeping accommodation provided for the staff, public, temporary residents etc.? (Hotels, boarding houses, probation hostels etc.).	Yes

7.0 Persons at Risk Audit: Finding(s)	
Ref	
	None.
Ref	
	None.

Ref	COMMENTARY
7.5-7.6	<p>There are a number of residents with a range of age-related disabilities or mental disabilities that may affect their capacity to self-evacuate from their flat.</p> <p>In May 2017, NFCC produced guidance to assist housing providers to provide suitable risk reduction measures for vulnerable residents in their properties via a 'person-centred' fire risk assessment'. This guidance also provides advice on suitable additional fire protection facilities and gives enforcing authorities advice on reducing the impact of fire in a building. The final version of this guide is now published and available at: https://www.nationalfirechiefs.org.uk/News/nfcc-launches-specialised-housing-guidance</p> <p>The recording of specific health issues where held should be available within a suitable secure container available for the Fire and Rescue Service as additional information when attending the premises. As independent living, reliance on "assistance" from the fire service to evacuate as part of the escape strategy cannot and should not be relied upon. There may be unknown factors which could lead to a delay which would place persons expecting assistance to be placed at risk of harm. Regular reviews on the health and mobility of the residents should be carried out to determine their needs and whether they are able to self-evacuate. In the event of persons being assessed as "unable to evacuate without assistance" suitable alternative accommodation ought to be obtained where their needs can be addressed.</p> <p>Person-Centred Fire Risk Assessments (PCFRA) are undertaken for residents. Depending on the PCFRA outcomes, they are graded high to low. High risk are assessed every 3 months.</p>
7.8-7.9	<p>The Scheme manager indicated formal drills are not undertaken. However NFCC advice is followed and residents are informed of the procedures during coffee meetings, team meetings and reinforced when PCFRA are undertaken. However, the consultant was informed that the care staff have now been integrated into team training. Since the previous risk assessment, a new care provider has been appointed (Medicare). Since the nature of the premises are 24/7 extra care, Medicare staff have roles to undertake in an emergency and should be included in any fire training/team meetings under current NFCC guidance.</p> <p>Current guidance on required fire safety standards in sheltered housing are detailed in Fire Safety in Specialised Housing, which indicates in 91.6 - <i>While fire drills and practice evacuations are used in many commercial buildings to reinforce fire awareness training, it is often neither practical nor necessary to carry them out in sheltered and extra care housing, even if there is a communal fire alarm system. However, residents in sheltered housing may benefit from, for example, being invited to discuss a pre-planned scenario that is incorporated into a residents' meeting (e.g. a coffee morning) and used as an opportunity to check their understanding of the actions to be taken in the event of a fire.</i></p>
7.8-7.9	<p>There has been a memo sent from the office staffs managers stating that they do not require fire drills to be undertaken as there are only 3 persons in the office and they undergo annual fire training along with the care staff as per the significant finding from 2019. When questioned by our consultant, they were all aware of their actions in the event of a fire alarm activation.</p>
7.10-7.11	<p>Access to the premises is controlled by electronic intercom system linked to individual flats. There are many visitors to the premises at all times including relatives, friends and carers but as there is often no staff available to greet them on entering they are not asked to sign in. Other than instructions on what to do in the event of an emergency, which is well signed around the building, there is little that people need to know other than where in the building they are going to. Contractors are all approved by Jigsaw.</p> <p>A record of the occupants of the premises at any one time could not be relied upon as residents and guests are free to come and go as they please, therefore no accurate record could be kept.</p>

8.0 Escape		
8.1	Do travel distances meet the criteria given in the relevant HM Government guide and recognised industry norms and guidelines?	Yes
8.2	Are there a sufficient number of exits of suitable width from each area/room for the persons present?	Yes
8.3	Can you ordinarily expect the Fire Service to arrive in the event of a fire whilst the fire is in the room of origin?	Yes
8.4	Can you expect the premises to be evacuated within the standard times for the type of construction?	Yes
8.5	Are all escape routes available and accessible at all times?	Not Known
8.6	Are all escape routes and stairways free from undesirable items? (E.g. portable heaters, cooking appliances, furniture, coat racks, vending/gaming machines, photocopiers, mirrors.	Yes
8.7	Do any inner rooms exist?	Yes
8.8	Are vision panels provided between the inner room & access room and is it adequate?	N/A
8.9	If the vision between the inner room and the access room is inadequate is smoke detection provided within the access room?	Yes
8.10	Are all emergency exits doors unlocked and available at all times when the premises are occupied?	Yes
8.11	Are all final exit doors checked (opened) on a regular basis? Are the outcomes recorded?	Yes
8.12	Is the door furniture provided appropriate for the purpose group of the premises i.e. public buildings, licensed premises etc.?	Yes
8.13	Are floor and stairway surfaces in good condition and free from slip and trip hazards?	Yes
8.14	Do all final exits lead to a place of safety?	Yes
8.15	Are external escape paths clear of obstructions?	Yes
Electronic Door Release Devices		
8.16	Are all escape doors free from electro-mechanical door locks devices?	Yes
8.17	Are all escape doors free from electro-magnetic door locks devices?	No
8.18	Where electronic/electrical door control devices are fitted do they meet the installation criteria given in BS 7273 Pt. 4 2015	Yes
8.19	Do entry control devices conform to the category of actuation for the purpose group that the particular premises/building currently operates within?	Yes
8.20	Is the emergency operation of the door lock stated by appropriate signage?	Yes
8.21	Have all persons in the assessment area received instructions on how the devices operate in the event of an emergency?	Yes


8.0 Escape: Finding(s)	
Ref	SIGNIFICANT FINDINGS



Observation	
8.5	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>1.</p> </div> <div style="text-align: center;">  <p>2.</p> </div> <div style="text-align: center;">  <p>3.</p> </div> </div> <p>It was observed that the smoke ventilation within the staircases and the vent (image 3) located on each landing have not changed from the assessment from 2019 and as per the findings from 2019, the above photographs show examples of the smoke ventilation facilities on the route from the unventilated lobby containing the lift and the flats to the refuse hopper cupboard on each floor to the single stairway.</p> <ul style="list-style-type: none"> • Photograph 1 shows the openable window and the smaller permanently open vent available for smoke ventilation in the short corridor from the lift/flats lobby. • Photograph 2 shows the permanently open vents in the refuse hopper cupboard. The upper vent can also be opened. • Photograph 3 shows the vent in the wall between the stairway and the refuse hopper cupboard. This vent is connected to the trunking that can be seen in photograph 2. • These arrangements have been improved since the previous fire risk assessment (2017) but they still do not meet current standards. <p>The report into the Grenfell Tower fire has reinforced the need for a continued and determined focus on driving improvements in fire safety in existing high rise residential building (HRRB) stock. The report highlights that if there is just a focus on new build HRRB, the required improvement in safety in existing HRRB will not be achieved. Notwithstanding any future recommendations to come out of the Grenfell Tower public inquiry and current reviews regarding future regulation and enforcement in HRRB, the situation of inadequate smoke ventilation facilities may not satisfy any new guidelines, having a retrospective impact in the building. Inadequate smoke ventilation may place persons including firefighters at risk of harm.</p>
Recommended Actions	
8.5	<p>It is again recommended that:</p> <ul style="list-style-type: none"> • A permanent vent and associated construction are provided at the head of the stair with a free minimum area of at least 1m/sq. • Vents below the 12th floor should remain clean. • Effective high-level permanent ventilation or automatic opening ventilation be provided in the lobby as per current guidance. <p>Alternative stairway ventilation solutions may be viable and further specialist advice regarding ventilation should be sought.</p>
Ref	RECOMMENDATIONS
	None.


Ref	COMMENTARY
8.4	<p>Residents within their flats that are unaffected by fire “stay put” but the communal areas would be evacuated. This Fire Risk Assessment is provided as part of the duties imposed on the responsible person under the Fire Safety Order (FSO). The level of risk to an individual within their own flat, in which the FSO is considered not to apply except for certain exceptions, does not directly influence the overall risk to life for the parts covered by the FSO. The risk identified to an individual should be reduced to ALARP (as low as reasonably practicable). Further advice following a Person-Centred Fire Risk Assessment on a vulnerable resident and the reasonably practicable reduction measures possible can be discussed and implemented in conjunction with relevant local community services.</p>
8.5	<p>Current standards are automatic ventilation to both lobby and staircase. This is to ensure that the escape routes are kept clear and assist fire-fighters should they need to access a flat on fire to rescue relevant persons. Should a fire occur in a flat, any smoke affecting the lobby would/could drop to the low level of the grills (approximately 1.1m high) before fire fighters access the lobby. There is a high-level window in the lobby for fire fighter use but without effective ventilation to the stair or lobby, fire fighter access may be compromised.</p> <p>Current existing fire protection measures are:</p> <ul style="list-style-type: none"> • Fusible link shutter to the bin room. • Refuse room hopper has fire seals. • A fire in a flat would have to breach a fire door from the flat and then a further fire door to the lobby to the stairs. • Housekeeping is of a good standard. <p>As such, the existing provisions are so far removed from the current standard, improvements are required. The ventilation in this block is different than similar blocks where high-level permanent ventilation was provided when windows were replaced.</p> <p>It is understood that the feasibility of improvement is ongoing by Jigsaw homes.</p> <ul style="list-style-type: none"> • A permanent vent in the staircase may not be viable however a fire engineered approach using mechanical extract fans from the top floor through the wall to outside using existing or fire rated ducting is possible. Suitable contractors can advise. <p>Note: The report into the Grenfell Tower fire has reinforced the need for a continued and determined focus on driving improvements in fire safety in existing high rise residential building (HRRB) stock. The report highlights that if there is just a focus on new build HRRB, the required improvement in safety in existing HRRB will not be achieved. Any future recommendations to come out of the Grenfell Tower public inquiry and current reviews regarding future regulation and enforcement in HRRB, the situation of inadequate smoke ventilation facilities may not satisfy any new guidelines, having a retrospective impact in the building.</p>
8.5	<p>During the assessment, all the windows on the first and second floors of the three-storey annexe were free from obstruction as per the significant finding from 2019.</p>
8.17-8.18	<p>The electro-magnetic locks fitted to the entrance/exit doors have now been provided with an emergency override facility in the form of a green break glass box located on the wall adjacent to the doors. These locks also release on actuation of the fire alarm.</p>




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

9.0 The Confinement of Fire: Finding(s)	
Ref	SIGNIFICANT FINDINGS

	<p>Observation</p>
9.1-9.3	<p>Composite fire doors.</p> <p>It was again observed, and also when questioned, the site management did not know if the new doors fitted to the flats had the appropriate certification.</p> <p>The entrance doors fitted are not the original benchmark doors and it could not be ascertained if the replacements conform to FD30s standard. The entrance doors were of solid composite construction with a letterbox and plate to the middle, however, our consultant was unable to confirm if the entrance door provides the relevant degree of fire resistance (30 minutes). The frames are fitted with a seal that does not appear to be a recognised cold smoke seal and it is not clear if intumescent strips are provided. All other entrance doors appeared similar and there were no visible signs of damage when viewed from the common area.</p> <p>A number of manufacturer's flat entrance fire doors have been identified to fail the approved fire tests (July 2018) when subjected to fire on both sides of a composite door despite being certified as FD30s compliant. The flat doors could not be confirmed as meeting current test evidence and certified as FD30s door assemblies conforming to BS 476-22 (compatible door, frame, ironmongery, hardware etc). Flat entrance fire doors should have test evidence demonstrating they meet the performance requirement in the Building Regulations guidance for fire resistance and smoke control from both sides.</p> <p>Where a flat entrance door is not self-closing or does not provide the relevant degree of fire resistance, a fire in a flat may prejudice the common means of escape as the doors may not form an effective barrier against the products of combustion placing relevant persons at risk of harm.</p>  <p>Composite fire doors.</p>
	<p>Recommended Actions</p>
9.1-9.3	<p>Jigsaw Housing Group should reference the manufacturer's test evidence/certification and documentation for existing and proposed fire doorsets. "Any test evidence used to substantiate the fire resistance rating of a door should be carefully checked to ensure that it adequately demonstrates compliance and is applicable to the adequately complete installed assembly. Small differences in detail (such as glazing apertures, intumescent strips, door frames and ironmongery etc.) may significantly affect the rating".</p> <p>If the doors meet current test evidence and are certified by the person carrying out the installation as follows, then no further action is necessary. This standard is;</p> <ul style="list-style-type: none"> • FD30s door assemblies conforming to BS 476-22 (compatible door, frame, ironmongery, hardware etc.) • fitted with a positive-action self-closing device and, • installed in accordance with the manufacturer's instruction based on the original test specimen <p>Where it is known that the fire doors fitted do not have test evidence demonstrating they meet the performance requirement in the Building Regulations guidance for fire resistance and smoke control from both sides, then they should be replaced with fully compliant FD30s doors (compatible door, frame, ironmongery, hardware etc.) and fitted with a positive-action self-closing device and installed in accordance with the manufacturer's instruction based on the original test specimen. Where a long term door replacement program is initiated a check and where necessary a positive action self-closing device should be installed as a priority. See commentary 9.1-9.3 regarding determining the risk priority.</p>
	<p>Observation</p>
9.2	<p>Flats 9, 20, 50 and 74 from the previous assessment were closed at the time of the review. However, the doors to flats 34, 39 and 40 were observed to be not fully closed onto their rebates and it appears that the front entrance doors did not overcome the force of the latch and effectively close onto their rebates. In the event of a fire, the door may not form an effective barrier against the products of combustion and toxic smoke could spread along the escape route placing relevant persons at risk of harm.</p>
	<p>Recommended Actions</p>
9.2	<p>Adjust the door/closer to ensure that the door closes fully into its frame. The self-closing device should be able to effectively self-close the door fully into its rebate at a safe and controlled speed from any angle to provide a good seal.</p>
	<p>Observation</p>
9.2	<p>Only a limited number of flat doors were accessed to assess whether self closing devices effectively close the door fully onto their rebates. A fire occurring within the flat would prejudice the means of escape as the door would be partially open when the occupant evacuates and not form an effective barrier against the products of combustion. In the event of a fire persons may be at risk of harm.</p> <p>Note: Jigsaw Homes indicates the presence of self-closing devices are checked on annual gas safety checks.</p>
	<p>Recommended Actions</p>
9.2	<p>It is recommended that Jigsaw undertake a survey of all flat front doors. Any self-closing device should be able to effectively self-close the door fully into its rebate at a safe and controlled speed from any angle to provide a good seal. Where flat front doors are visually checked as part of an annual gas safety check, the effectiveness of the door to fully close onto the rebate should form part of that check. Suitable records should be made of such checks for due diligence.</p>

	Observation
9.5	<p>As access was not available due to current restrictions, and as observed during previous Fire Risk Assessments, flats converted to communal use in the high rise block, a water stop tap was visible through a hole in a cupboard door that was secured shut. It was not possible to confirm whether or not that this cupboard was part of a riser containing the water supply for all the flats or, that the compartmentation was complete where the pipe entered and left that particular flat. It has been assumed that all the flats in the block will have the same arrangement. Should a fire occur, any lack of compartmentation around the pipe/riser may allow fire and smoke to spread to other parts of the premises including the means of escape and therefore place persons at risk of harm.</p> 
	Recommended Actions
9.5	Confirm that the compartmentation around the water supply pipe and/or riser is complete. If any breaches are identified they should be fire stopped with appropriate fire-resisting materials and compartment floor and ceiling level.
	Observation
9.13	<p>Our consultant from the 2019 assessment was previously informed that the external wall insulation is Weber Therm XM, the system requires a mineral wool fire barrier on each floor slab, investigations in another block on the same estate has identified that the required barriers were not in place at all floor levels.</p> <p>Jigsaw Homes Group Ltd. advised at that moment in time in 2019 that arrangements were made to confirm the required barriers are in place or remedial works will be completed as required. No confirmation has been received by our consultant at the time of the assessment and where there are no cavity barriers installed, fire could spread between the cladding and the fixing placing relevant persons at risk of harm.</p>
	Recommended Actions
9.13	It is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, fitted to this building. (see commentary 9.13).
	Observation
9.19-9.22	<p>As highlighted in previous fire risk assessments, that in the high rise block, a communal laundry at ground floor level opens directly onto the lift lobby. The fire door is held open by a dorgard device. This is a critical area where should smoke enter the lift lobby it will/could spread to all floor levels via the lift shaft putting relevant persons at risk.</p> 
	Recommended Actions
9.19-9.22	Remove the dorgard and instruct residents to keep the door closed.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
9.0	The flats in the high rise block that been converted into rooms for communal use have had their internal lobbies removed to make them open plan. This is acceptable as the travel distance from the furthest point to the entrance door was less than 9 metres.
9.1	<p>Roof Compartmentation</p> <p>The lines of compartmentation between flats located on the top floor of the building, where there is a common roof void above, extend through the roof void in a continuous vertical plane to the underside of the roof. This ensures that the fire-resisting 'box' principle, extends into the common roof voids, to prevent fire spread between flats, and fire spread from a flat into other areas of the building, via the common roof void. It is normally only necessary to consider common parts to satisfy the Fire Safety Order which may be considered to apply to the roof void and if necessary action may be taken by enforcing authorities to address inadequate compartmentation in the roof void. The provision of fire-resisting ceilings within top floor flats would not normally provide an alternative means of achieving an equivalent standard of safety which is recognised as being implemented currently in new builds and in the recent past. This method of construction would fail to address for example, the possibility of a fire that starts within the roof void or one that enters the roof void externally. It is not appropriate to complete the line of compartmentation within roof voids by installing cavity barriers above the compartment walls that separate flats, nor to treat the roof void simply as a concealed space within which cavity barriers are installed at regular intervals. The Responsible Person ought to have in place a system for ensuring that the integrity of any passive fire protection measure is not compromised when building alterations are carried out e.g. for the installation of new pipes, cables and other services. Pre-contractual arrangements should be made with any contractor and remedial fire stopping carried out, inspected and signed off by a competent person. Records of these should be maintained for future inspection by auditors and enforcement agencies.</p>

9.1		<p>From a head and shoulders inspection in the loft area of the low rise annexe, the compartment walls between the flats and the common areas were secure.</p>
9.1-9.3	<p>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 and requires the responsible person to reduce the risk of the spread of fire on the premises and that emergency routes can be used at all material times.</p>	
9.1-9.3	<p>The provision of self closing devices to flat doors are checked regularly during pull cord inspections of the flat however the checks should document the effectiveness of the doors to overcome latches and fully close onto the rebates. The flat doors open directly onto a lift lobby. Current benchmark guidance is that only lift shaft /doors constructed to BS EN 81 72 (FIRE RESISTING) should be located in the corridor.</p>	
9.2	<p>The doors identified in the last assessment in 2019 which were the staircase doors on the ground, first and second floors in the three-storey premises, the door to the ground floor multi-purpose room and the door to the scheme managers office had additional seals fitted to the doors so that they fitted onto the rebates, as per the significant finding from 2019.</p>	
9.2-9.3	<p>Determining the risk priority for fire doors</p> <p>Ministry of Housing, Communities & Local Government (MHCLG) advice note 16 is issued for housing providers where doorsets are made from other (not timber or metal) or composite materials and identified as unlikely to conform to test requirements. The guidance also states that when doors are identified for replacement the fire risk assessment ought to determine a risk based approach on how urgently such doors should be replaced within the particular building. A judgement is made based on the likelihood of a fire occurring, then spreading and the consequences affecting the relevant persons.</p> <ul style="list-style-type: none"> • In making this judgement the following non exhaustive list outlines some of the issues which have been considered: • The likelihood of a fire occurring in the common landing area and affecting the flat entrance door and subsequently the flat • The likelihood of a flat fire affecting the common area and thus adjacent flats prior to Fire and Rescue Service intervention • The condition and design of the existing flat entrance door (nominal smoke and fire resistance) • The internal layout of the flat (that may assist in fire/smoke containment) • The installation of smoke alarms within the flats • The installation of fire alarm in the common area • The floor height of the highest occupied flat • Alternative exit routes and their availability (escape windows, balcony or multiple stairs) • The size of the clients housing stock and competing priorities • The national picture regarding fire doors and their supply (Is it likely doors can be replaced on the suggested timescales?) • A risk comparison against general housing and high rise residential tower blocks. <p>In the case of this residential building at the time of this fire risk assessment the overall risk is determined in section 3 above, however the risk priority given to this significant finding taking into account all the relevant factors is a moderate risk meaning the outbreak of fire is unlikely and any consequences for harm are moderate. Whilst not presenting a serious risk the issue would detract from the overall impact on the fire safety provisions within the premises. On the issue of flat entrance fire doors, it is acknowledged by the independent Expert Panel setup following the Grenfell Tower fire, supported by the National Fire Chiefs Council - "the risk to public safety remains low", the suggested period for addressing this significant finding is given as P3 (see section 17) and a medium to long term improvement programme is suggested for this issue.</p>	

9.5	<p>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.</p> <p>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.</p> <p>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.</p> <p>Note: Compartmentation - <i>Compartment walls and floors should form a complete barrier to fire between compartments they separate and have the appropriate fire resistance.</i> Fire Stopping - <i>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</i></p>
9.5	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>1.</p> </div> <div style="text-align: center;">  <p>2.</p> </div> </div> <p>As highlighted in the last assessment and the significant findings, it was observed that fire compartmentation and fire stopping to trunking and services has been completed throughout the premises.</p>
9.8	<div style="text-align: center;">  </div> <p>The kitchen and bathroom extract vents have been confirmed to be ducted within the suspended ceiling of the flat and discharge to outside above the kitchen window. The refuse chute hatches were all observed to be self-closing with appropriate seals as previously recommended.</p>
9.13	<p>Our consultant from the 2019 assessment was previously informed that the external wall insulation is Weber Therm XM, the system requires a mineral wool fire barrier on each floor slab, investigations in another block on the same estate has identified that the required barriers were not in place at all floor levels.</p> <p>Jigsaw Homes Group Ltd. advised that arrangements have been made to confirm the required barriers are in place or remedial works will be completed as required.</p>

9.13	<p>The assessment by specialists should follow the process set out in the MHCLG Consolidated Advice Note. Note should be taken of diagram 1 of that document. This assessment should demonstrate how the external wall construction supports the overall intent of Requirement B4 (1) in Part B of Schedule 1 to the Building Regulations 2010, namely that “the external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and location of the building”. In this connection, the assessment should address this functional requirement (regardless of the height of the building) and not just the recommendations set out in guidance that supports the Regulations (e.g. Approved Document B under the Regulations). The assessment should not just comprise a statement of either compliance or non-compliance with the functional requirement or the guidance, but should include a clear statement on the level of risk and its acceptability.</p> <p>This assessment by specialists should take into account a number of factors, including, but not necessarily limited to:</p> <ul style="list-style-type: none"> • The type of evacuation strategy used in the building, i.e. simultaneous, staged, phased or ‘stay put’ and the anticipated evacuation time should evacuation become necessary; • Suitability of the facilities for fire fighting, including fire fighting access for the fire and rescue service; • The construction of the external walls, including any cladding and its method of fixing; • The presence, and appropriate specification, of cavity barriers; • The height of the building; • The vulnerability of residents; • Exposure of external walls or cladding to an external fire; • Fire protection measures within the building (e.g. compartmentation, automatic fire suppression, automatic fire detection); • Apparent quality of construction, or presence of building defects; • The combustibility of the building structure and the use of modern methods of construction, such as timber framing, CLT etc; • The location of escape routes; • The complexity of the building; and • The premises’ emergency plan including an assessment of the adequacy of any staffing levels for the type of evacuation method employed. <p>The assessment is likely to take account of information on any approval of the building (and alterations to the building) under the Building Regulations, and of information on external wall construction and any cladding available from the Responsible Person (e.g. in operation and maintenance manuals, or handed over for compliance with Regulation 38 of the Building Regulations); It is unlikely that an RICS EWS1 form will provide adequate assurance on its own.</p>
9.14	<p>The refuse has been fitted with a shutter at ground floor level which includes a thermally operated device so that it automatically closes should a fire occur.</p>
9.19-9.22	<p>Article 14 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to ensure that emergency routes and exits can be used as quickly and safely as possible.</p>

10.0 Fire Alarm System

10.0 Fire Alarm System		
10.1	Is the premises provided with a fire alarm system?	Yes
10.2	Is it possible to define the alarm system category? (L1- L5 etc.)	Yes
10.3	Is the fire alarm or category suitable for the risk and premises type?	Yes
10.4	Does the system conform to standards appropriate to the purpose group for the premises/building use? i.e. BS 5839 Pt. 1 or BS 5839 Pt. 6 etc.	Yes
10.5	Are sufficient fire alarm call points and detectors provided?	Yes
10.6	Can the alarm be raised without placing anyone at risk?	Yes
10.7	Are all call points visible, unobstructed?	Yes
10.8	Are all fire alarm sounders of the same type, giving the same alarm signal? The signal should be distinct from all other alarms or signals in the workplace to avoid confusion.	Yes
10.9	Where required does the system have a voice alarm? i.e. large places of assembly	N/A
10.10	Can the alarm be heard throughout all areas of the premises?	Yes
10.11	Has a suitable fire zone plan been provided adjacent to the fire panel where necessary? i.e. complex premises or care homes	Yes
10.12	Is the alarm system under a regular maintenance programme by a qualified fire alarm engineer?	Yes
10.13	Are there systems in place to ensure the system is tested weekly from a different call point?	Yes
10.14	Are all fire alarm tests, faults and maintenance schedules recorded?	Yes

10.0 Fire Alarm System: Finding(s)

Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
10.1	<p>There is one main fire alarm system that covers all three areas of the premises, the high rise block, the low rise block and the offices and ground floor communal areas. There is one fire panel located in the main entrance from the car park. In addition to coverage of the common areas throughout the premises this system extends into each of the flats by the provision of a smoke detector/sounder in the hallway of the individual flats.</p> <p>In addition to this detector, each flat is provided with a BS 5839 Pt6 domestic type smoke detector in the hallway that is linked to a heat detector in the kitchen.</p> <p>When the main alarm actuates within the low rise block or ground floor communal areas it only sounds within these areas. When the main alarm actuates within the high rise block it only sounds within that block.</p> <p>The alarm is monitored by an Alarm Receiving Center who informs the fire and rescue service that the alarm has actuated.</p> <p>During the day, the scheme manager investigates the fire alarm, the caretaker indicates there is a 5 minute delay until the signal is directed to the Alarm Receiving Center.</p> <p>During the night the alarm is monitored from the Alarm Receiving Centre and also the care staff await the fire service.</p>
10.3-10.4	Following the previous risk assessments, the consultant was advised that the fire alarm has been configured so that it does not conflict with the stay put fire strategy.
10.5	Detection in each flat is checked at the same time as the annual gas safety visits.
10.11	A suitable zone panel is located adjacent to the fire panel.
10.12	Servicing is currently carried out by Fire Equipment Services and recorded on QLx
10.13	A weekly fire alarm test is carried out and recorded on the premises by the site supervisor.

11.0 Emergency Escape Lighting		
11.1	Has the provision of emergency lighting been considered? Working hours, windowless areas, open access areas>60m ² , toilets>8m ² .	Yes
11.2	Is emergency lighting provided in accordance with guidance relevant to the purpose group for the premises? (BS5266, ADB Table 9)	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	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
11.5	Emergency lighting systems are serviced 6 monthly. Within general needs premises, the system is tested monthly and recorded via mobile working on Office 365.
11.6	The repair and maintenance of emergency lighting systems are currently carried out by Fire Equipment Services and recorded on QLx.

12.0 Fire Fighting Equipment, Systems & Fixed Installations

12.1	Where appropriate are adequate numbers of fire extinguishers provided? Consider floor area, special risks, minimum travel distance of 30m.	Yes
12.2	Are the correct types of extinguishers provided for the risks?	Yes
12.3	Are all extinguishers installed and sited in accordance with current guidance?	Yes
12.4	Are appropriate checks carried out on a monthly basis?	Yes
12.5	Are all extinguishers serviced by a qualified engineer every 12 months?	Yes
Fixed Installations		
12.6	Are any fixed firefighting installations provided? (Sprinkler systems, local gas flooding etc.)	No
12.7	Are all systems fully operational and under a maintenance programme?	N/A
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?	N/A
12.10	Are firefighting shafts with dry or wet mains provided?	Yes

12.0 Fire Fighting Equipment, Systems & Fixed Installations: Finding(s)

Observation

12.10 Our consultant again asked whether the dry risers were tested. It was established that the dry rising mains are subject to regular annual maintenance but there was no confirmed date or documentation available at the time of the review. Dry rising mains are a facility to assist firefighters in fire fighting operations. Where a facility is not maintained it may not be relied upon in an emergency. In the event of failure during a fire, relevant persons may be put at risk of harm.

Recommended Actions

12.10 Confirm the dates of the dry rising mains maintenance regime.

None.

12.0 Due to the height of the flats, there are two lifts provided with firefighter switches. Operation of the common fire alarm returns both lifts to the ground floor.

12.1 It is not normally considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate. Suitable extinguishers are provided as required in plant and staff areas.

12.5 FFE is serviced annually by Fire Equipment Services and recorded on QLx.

12.10 The 12 story section is provided with a dry riser in the lift lobby at all levels.

12.10 Article 17 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to provide a suitable system of maintenance for any facilities, equipment and devices so that they are maintained in good working order. Article 38 of the Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to ensure the premises and any facilities equipment or devices provided in respect of the premises for use or the protection of firefighters are suitably maintained.

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

13.0 Fire Safety Signs and Notices: Finding(s)

None.

Observation

13.0



It was noted that in the high rise block, floor numbers were indicated at all levels in the staircases and lift lobbies. However, there was no low-level signage to assist firefighters. See commentary.

Recommended Actions

13.0

Provide photo luminescent exit sign and sign indicating floor numbers at low level in the staircase and lift lobbies of the high rise block.

13.0

Following the findings from the Grenfell enquiry phase 1 report, it recommended that there should be an obligation to:

- Provide signage to indicate floor levels both in stairwells and lift lobbies in high rise premises, to assist the emergency services;
- Ensure that signage indicating flat numbers and emergency exits in high rise premises are placed at a low level to increase visibility in smoke conditions.

It is **recommended** that this good practice advice be undertaken.

Example of only high level floor signs.



13.7

Fire routines were observed throughout the premises.

13.12

"No smoking" signs are displayed as required by The Smoke Free (Premises and Enforcement) Regulations 2006.

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

14.0 General Fire Safety Procedures: Finding(s)

None.

None.

- 14.1 Any reports of fire or false alarms should be fully investigated and where necessary control measures implemented to reduce the possibility of further occurrences. Following any outbreak of fire affecting the common areas, the Fire Risk Assessment should be reviewed to identify if any further risk reduction measures are necessary.
- 14.7 The overall responsibility for fire safety rests with the Chief Executive, Hilary Roberts.
- 14.8 Our consultant was not made aware there were any outstanding notices of deficiencies/ enforcement action from the enforcing authority.

15.0 Fire Safety Management

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

15.0 Fire Safety Management: Finding(s)

None.

None.

- 15.1 Jigsaw employs competent persons to carry out service and maintenance of all preventative and protective services.
- 15.2 All Jigsaw staff are trained via classroom based learning and team briefs. Fire marshals attend training that includes the use of fire extinguishers.
- 15.2-15.4 **For Information:**
 The Responsible Persons have a duty to ensure that all their employees/partners are suitably trained. It is essential that they are fully conversant with all the aspects of the fire strategy for the premises, not only the evacuation procedure, but day to day fire prevention and protection measures. The training should take account of the findings of the fire risk assessment and be easily understood by all those attending. It should include the role that those members of staff will be expected to carry out if a fire occurs.
NOTE: This information should be made available to all appropriate persons.
 As a minimum all staff should receive training about:
1. the items listed in the emergency plan;
 2. basic fire-prevention measures;
 3. exit routes and the operation of exit devices, including physically walking these routes;
 4. location of designated fire assembly points and the importance of reporting to the area;
 5. general matters such as permitted smoking areas or restrictions on cooking other than in designated areas;
 6. assisting disabled persons where necessary and;
 7. consideration to the findings and recommendations within this Fire Risk Assessment.
- Staff expected to undertake the role of fire marshals would require more comprehensive training. Their role may include:
1. Helping those on the premises to leave;
 2. checking the premises to ensure everyone has left;
 3. using fire fighting equipment if safe to do so;
 4. liaising with the fire and rescue service on arrival;
 5. shutting down vital or dangerous equipment; and
 6. performing a supervisory/managing role in any fire situation.
- Basic instruction on the types, use and location of fire extinguishers would be suitable in the circumstances for office and general staff. This basic instruction will allow personal judgement to be made on tackling a fire in its incipient stages (waste paper bin size) where personal risk of injury is low, thus preventing a small fire becoming large. Employees carrying out tasks with a higher risk of fire associated with them such as fire marshals should have suitable training in portable fire extinguishers particular to the tasks carried out.
 All employee training ought to be recorded for inspection by the enforcing authorities where required.
- 15.2-15.4 Medicare staff all now receive fire awareness training alongside the Jigsaw staff to ensure that they are aware of the fire procedure in the premises as per the significant finding from 2019.
- 15.3 Jigsaw line managers are required to complete a health and safety checklist with new employees on the date of employment, which includes information on fire procedures. In addition, Jigsaw aim to ensure that all staff attend corporate induction training within 6 weeks of employment, which includes more detailed information on fire procedures
- 15.4 Records of attendance at training are maintained by the Health and Safety Team.
- 15.6 A permit to work is required for all high-risk activities such as hot works. Also, it enables JHG to monitor the type of work contactors are undertaking within the block to avoid any breaches in fire resistance being left unfilled.
- 15.13, 15.15 The reporting of serious incidents, on call and escalations procedure, details actions to be taken in the event of any serious fires.

16.0 Fire Emergency Plan

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

16.0 Fire Emergency Plan: Finding(s)

None.

None.

16.1-16.2 The fire-resisting construction of the flats means an outbreak of fire is likely to be contained within the flat of origin. The high degree of compartmentation means other residents are in a reasonably safe place within their own flat while a fire in an adjacent flat is dealt with. This is, in effect, the same as a 'stay put' policy and is most appropriate for these types of premises.

However, there are a small number of deficiencies identified relating to the passive fire protection measures (see significant findings in section 9) which may impact on the containment of fire from the area/compartment of fire origin. Currently, it is deemed there is an increased risk to life for occupants whilst a 'stay put' policy remains. The overall risk to life is detailed in Section 3.

As the significant findings in this report relating to deficiencies in the compartmentation are addressed, the risk of fire spread beyond the compartment of origin is likely to decrease and thus the overall risk to life will begin to reduce towards tolerable. There are also findings not relating to compartmentation which ought to be addressed. Whilst these do not directly affect the suitability of a 'stay put' policy, the risk to life is likely to remain increased until all the significant findings in the FRA are addressed.

It is a requirement of the Fire Safety Order that there should be a suitable emergency plan for the premises. Rarely will it be necessary to have a more elaborate emergency plan than a simple fire action notice nor will it be universally necessary to display such notices. The Responsible Person should convey this information to tenants in other ways (e.g. through residents' handbooks/notice poster). An example procedure is provided below which ought to be communicated to each resident. 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 noted that, on activation of the common fire alarm, persons on corridors or in communal facilities (lounge, laundry, etc) would be expected to evacuate the building by their nearest exit to the fire assembly point. An example general simultaneous evacuation fire plan is included below for the communal areas (lounge, laundry, kitchen etc) as well as an example resident's fire plan, which ought to be communicated to each resident.

Fire Emergency Plan: General

On confirming that a fire exists raise the alarm, by operating the nearest break glass call point.

Ensure the fire service is summoned by dialling 999 stating Fire at:

Butler Court, Gunson Street, Miles Platting, Manchester, M40 7WU

All persons should move quickly and calmly to the nearest exit.

Only fight the fire if it is small (no more than the size of a waste paper bin) AND if trained and it is safe to do so, with the appropriate fire extinguisher. If the fire is larger than a waste paper bin close the door to the fire.

Persons **must not place themselves at risk**.

Close all doors behind you to contain the fire and prevent the spread of smoke and toxic fumes.

Proceed to your designated assembly point or well clear of the building and away from any approach road likely to be used by emergency vehicles.

Ensure a roll call of all members of your department is taken to establish if all persons are accounted for.

Liaise with the fire service officer on arrival, giving details of number of persons unaccounted for, the location and extent of the fire.

Do not re-enter the building until authorised to do so by a Fire Service Officer.

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:

Butler Court, Gunson Street, Miles Platting, Manchester, M40 7WU

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

THE ABOVE PROCEDURE SHOULD BE COMMUNICATED TO EACH RESIDENT.

17.0 Risk Analysis, Priority Ratings and Fire Risk Ratings

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

Priority 1 (P1) A serious breach of the Fire Safety Order which if not actioned would significantly increase the risk of fire or injury. Failure to reduce the risk could result in substantial injury to relevant persons. Actions or omissions of this nature would normally constitute an offence liable to enforcement or prosecution actions by the Fire Authority. The time scales given are normally short – from immediate up to one month

Examples include: Blocked or locked fire exits, serious breaches of required fire resistance, ineffective fire doors, insufficient or complete failure of emergency lighting or fire alarm systems.

Priority 2 (P2) A lesser breach of the Fire Safety Order which if not resolved would present a risk of fire or injury. Failure to reduce the risk could result in a moderate injury to relevant persons. Compliance may still be required to satisfy enforcing authorities but longer time scales are given, such as two months or longer.

Examples include: Firefighting equipment missing or defective, minor defects to the fire alarm or emergency lighting systems.

Priority 3 (P3) Poor practices or features that whilst not presenting a serious risk would detract from the overall impact on the fire safety provisions within the premises. Also includes provision or practices and features that are preferable over and above the minimum standards required under the Fire Safety Order. Time scales are variable. The acts or omissions would normally be tolerable but actions should still be implemented to reduce the risk level to a negligible level.

Examples include: Logbooks not completed or up to date, fire extinguishers not wall mounted.

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

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

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.

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.

Physical injury, death, ill health, property and equipment damage and any form of associated loss, which could cause harm.

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

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

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

parameters:

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

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

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

FIRE RISK RATING MATRIX

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

18.0 Summary of Findings

8.5	The smoke ventilation facilities for the stairway are inadequate.	Additional smoke venting is recommended. See full significant finding Section 8.5.	P2 - previously identified	Moderate
9.1-9.3	Composite fire doors are installed which may not meet current certified test evidence to BS 476-22.	JHG should reference the manufacturer's test evidence/certification and documentation for existing and proposed fire doorsets. See full recommendation.	P3 - previously identified	Moderate
9.2	The doors to flats 34, 39, and 40 were observed that the front entrance doors did not overcome the force of the latch and effectively close onto their rebates.	Adjust the door/closer to ensure that the door closes fully into its frame. The self-closing device should be able to effectively self-close the door fully into its rebate at a safe and controlled speed from any angle to provide a good seal.	P1 - previously identified	Substantial
9.2	Only a limited number of flat doors were accessed to assess whether self closing devices effectively close the door fully onto their rebates.	It is recommended that Jigsaw undertake a survey of all flat front doors. Any self-closing device should be able to effectively self-close the door fully into its rebate at a safe and controlled speed from any angle to provide a good seal.	P1 - previously identified	Moderate
9.5	It could not be confirmed that the water supply pipes within flats were fire stopped.	Confirm that the compartmentation around the water supply pipe and/or riser is complete. If any breaches are identified they should be fire stopped with appropriate fire-resisting materials.	P1 - previously identified	Moderate
9.13	The premises have external wall insulation of Weber Therm XM but was not confirmed to have a mineral wool fire barrier installed on each floor slab.	It is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, fitted to this building.	P1	Moderate
9.19-9.22	In the high rise block, the fire door to the communal laundry door at ground floor level opens directly onto the lift lobby. It is held open by a dorgard device.	Remove the dorgard and instruct residents to keep the door closed.	P2 - previously identified	Substantial
12.10	It could not be established the date of the testing or certification available within the fire safety records on site.	Confirm the dates of the dry rising mains maintenance regime.	P3 - previously identified	Moderate

19.0 Recommendations

- 13.0 There is no low-level floor signage in the staircase and lift lobbies of the high rise block. Provide photo luminescent exit sign and sign indicating floor numbers at low level in the staircase and lift lobbies of the high rise block. Moderate

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

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

20.0 Commentaries

14.8	Our consultant 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. Moderate
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Appendix
Tower ground

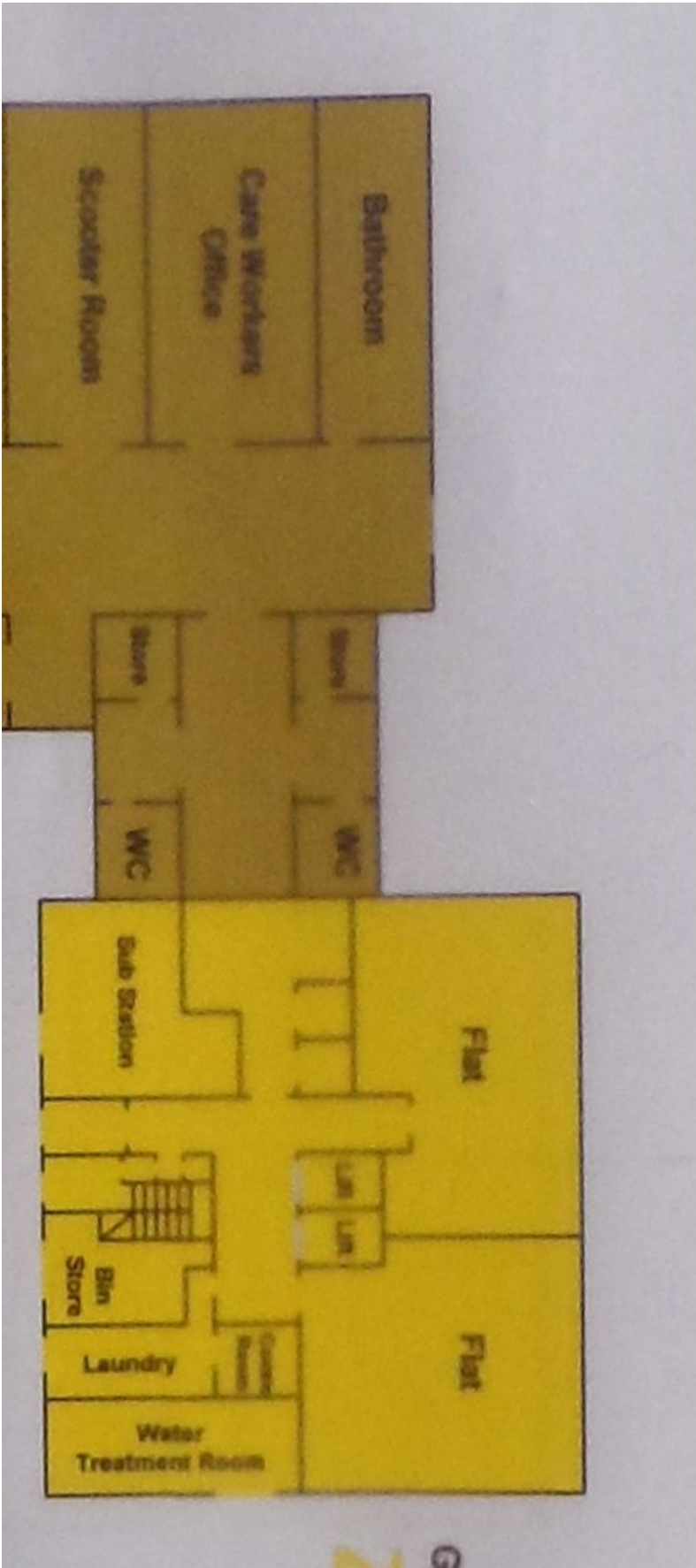


Image caption: Fire alarm zones

Tower 1

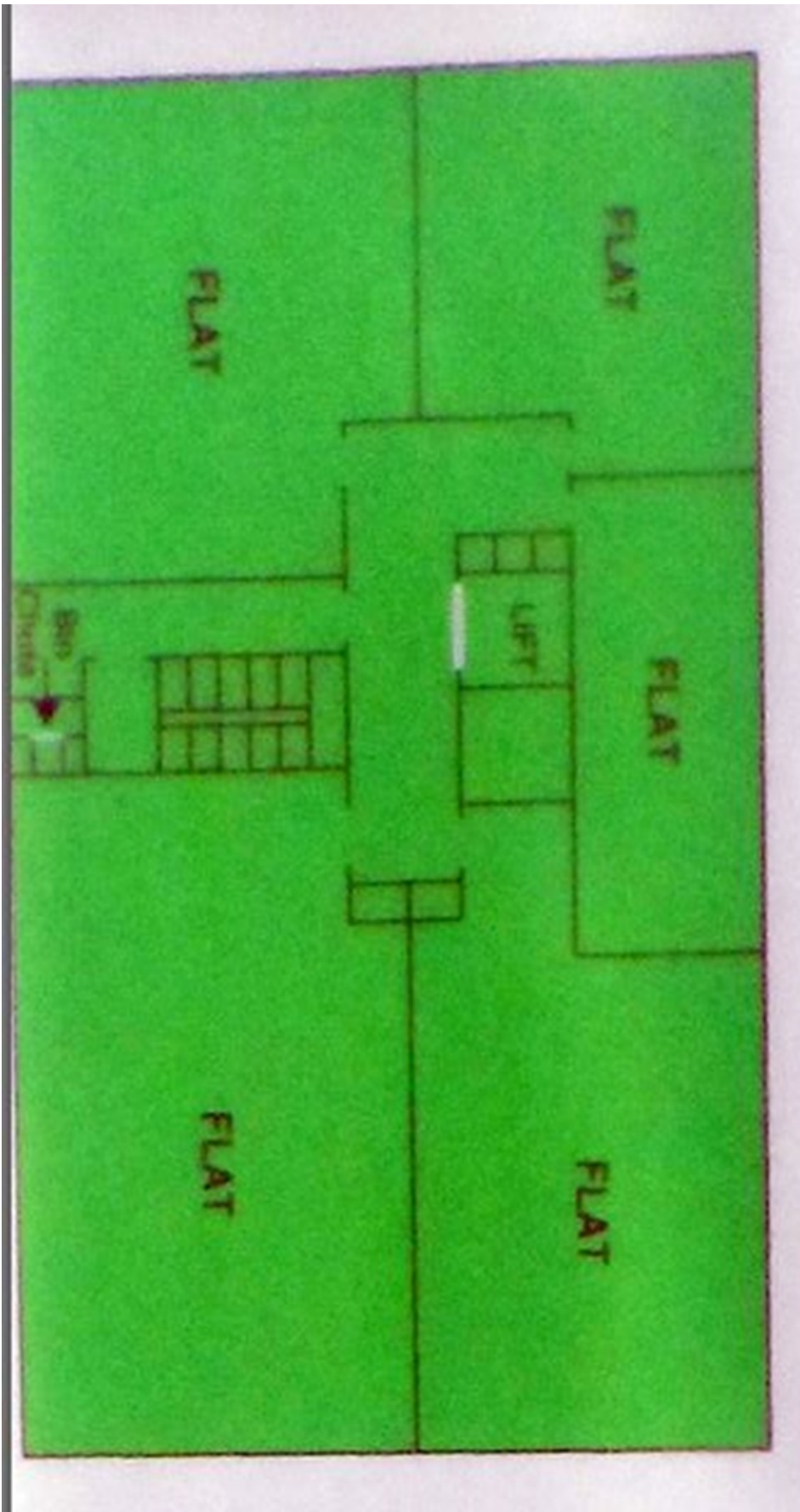


Image caption: Fire alarm zones

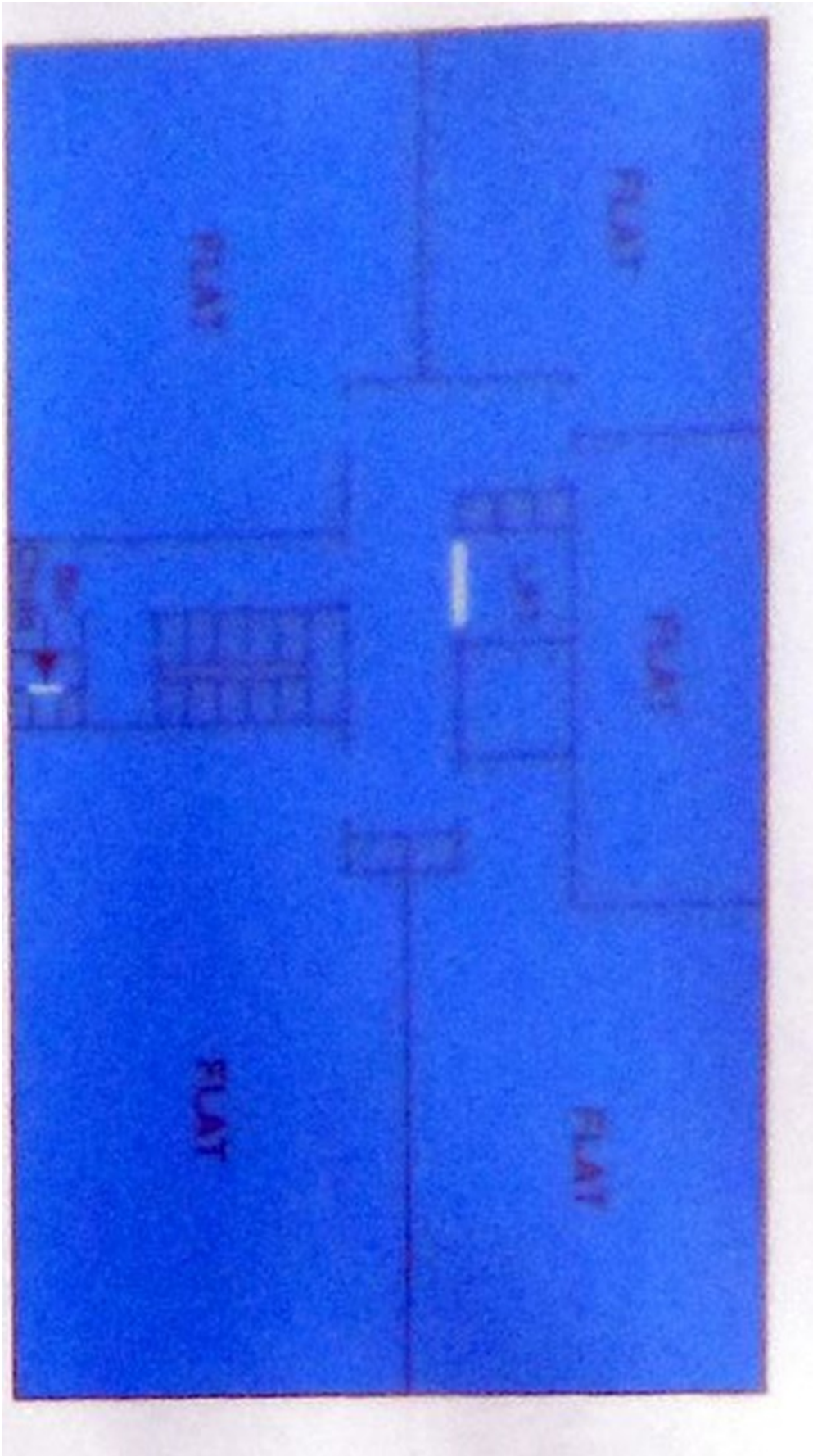


Image caption: Fire alarm zones

3

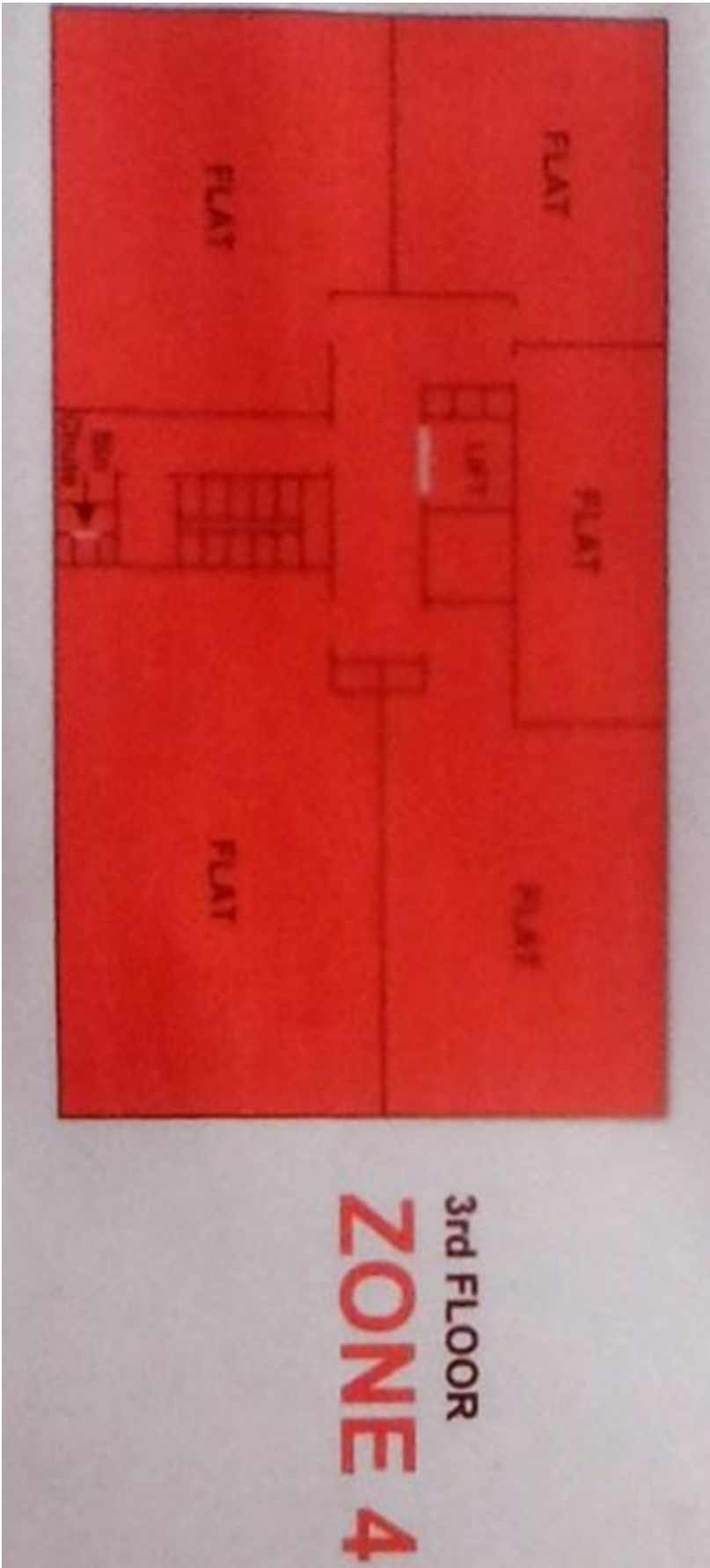


Image caption: Fire alarm zones

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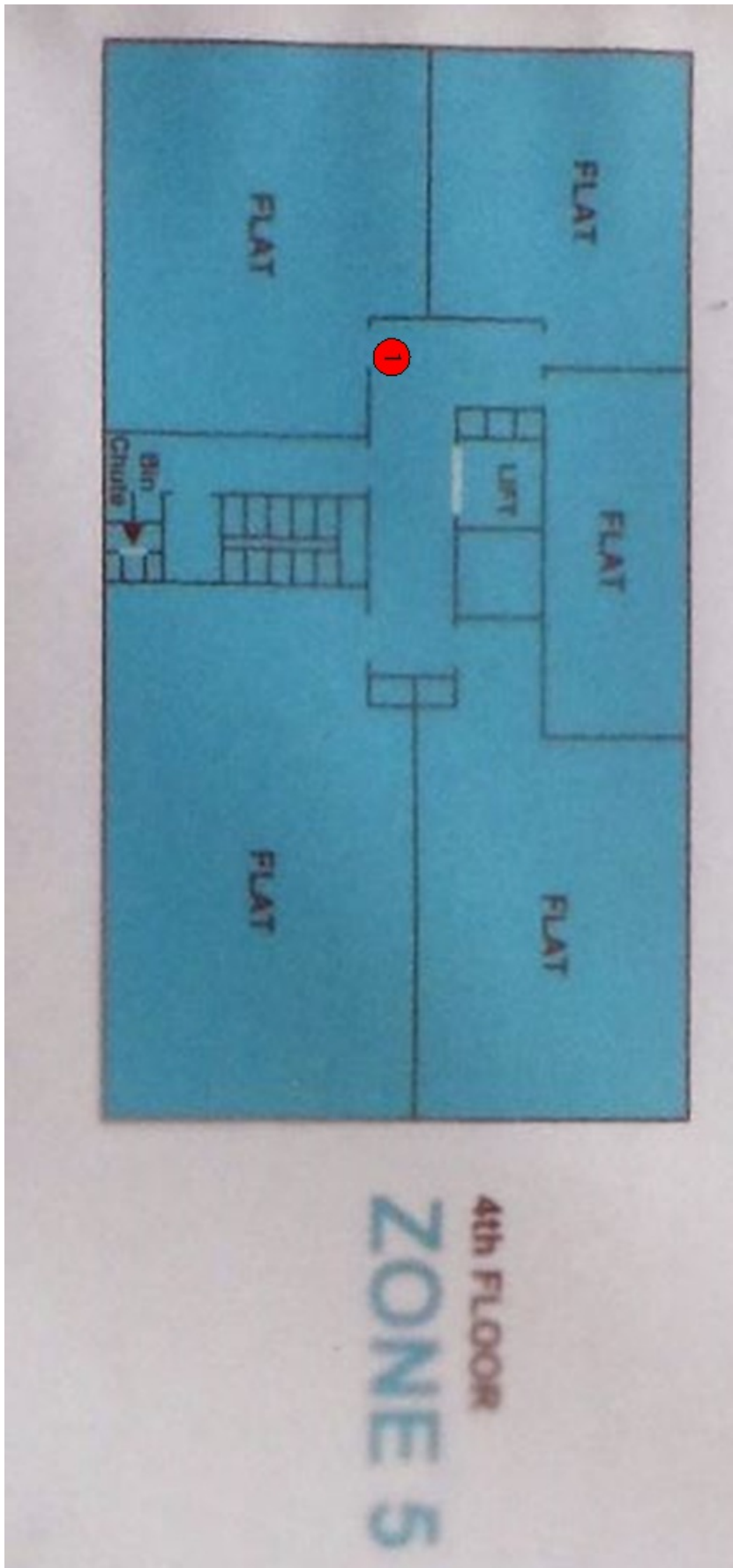


Image caption: Fire alarm zones

1 The Confinement of Fire - 9.1-9.3

No Image

5

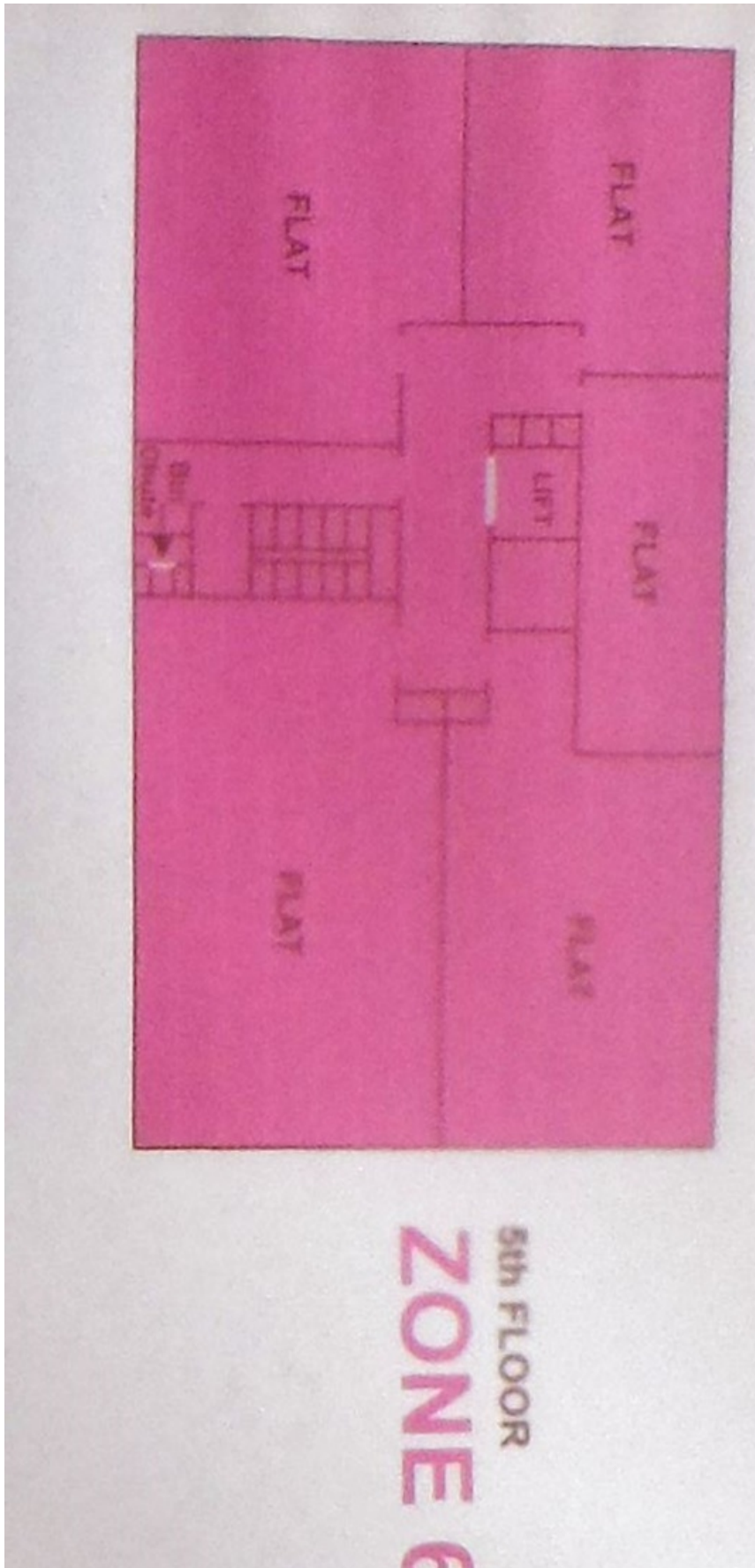


Image caption: Fire alarm zones

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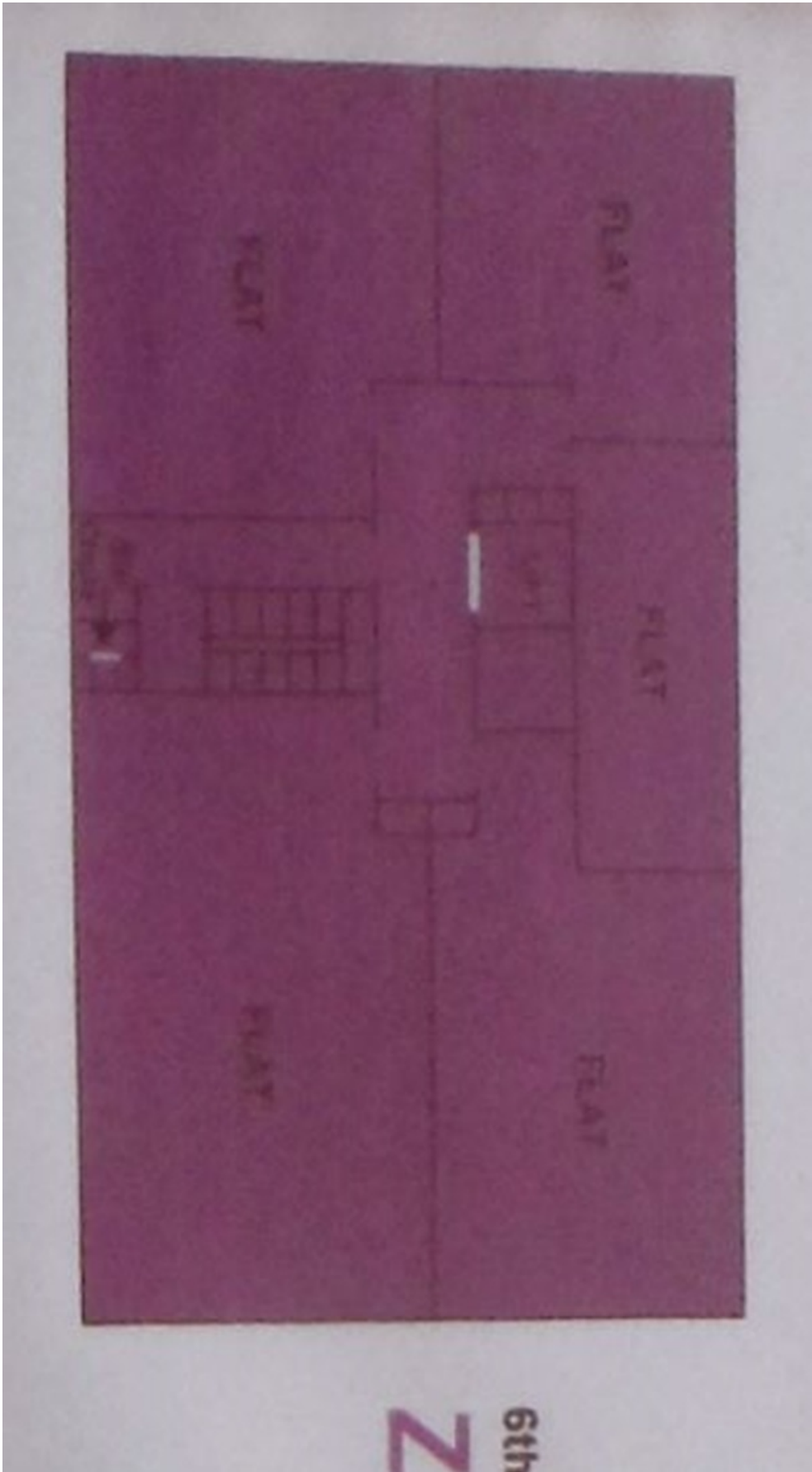


Image caption: Fire alarm zones

7

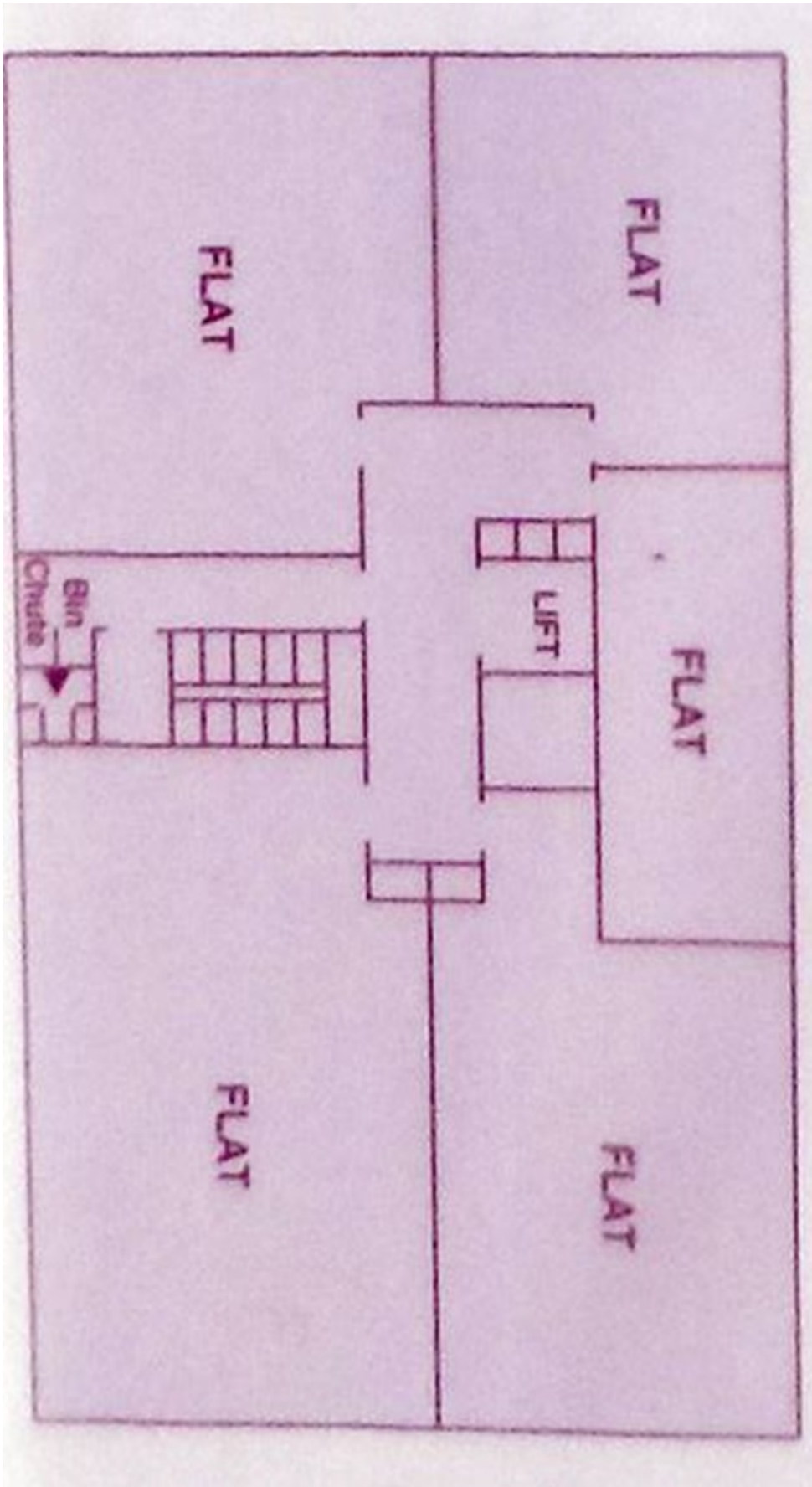


Image caption: Fire alarm zones

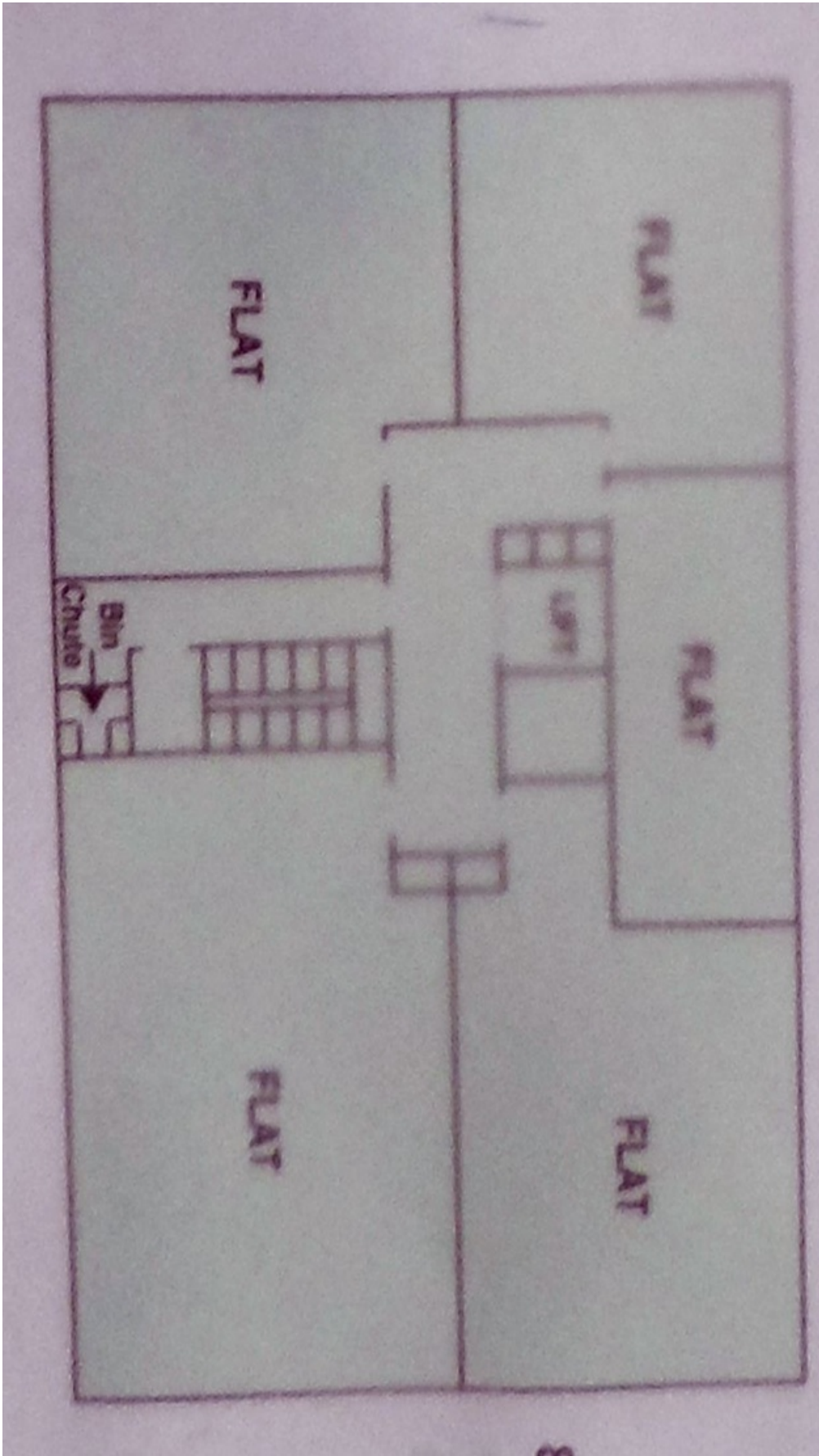


Image caption: Fire alarm zones

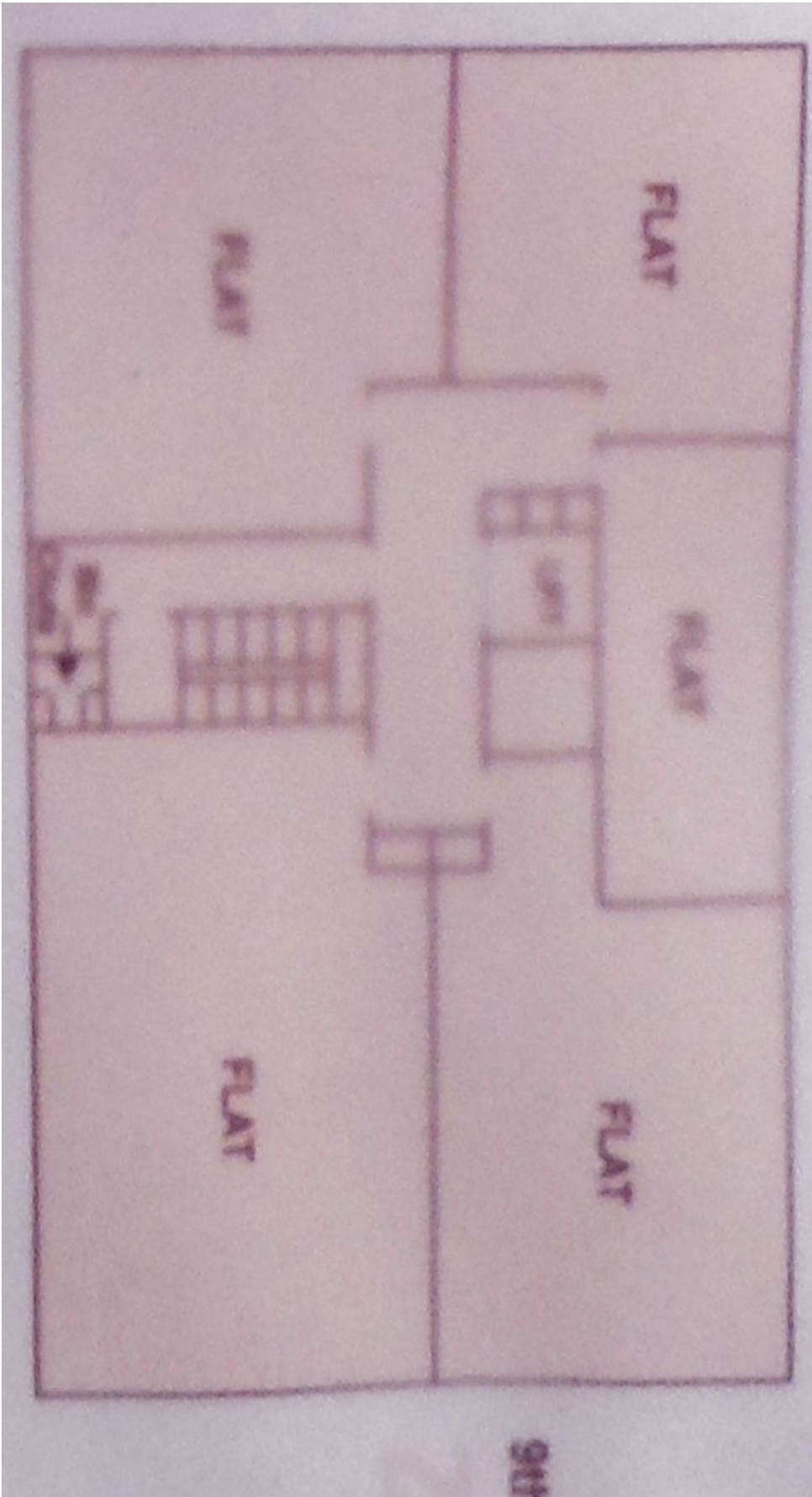


Image caption: Fire alarm zones

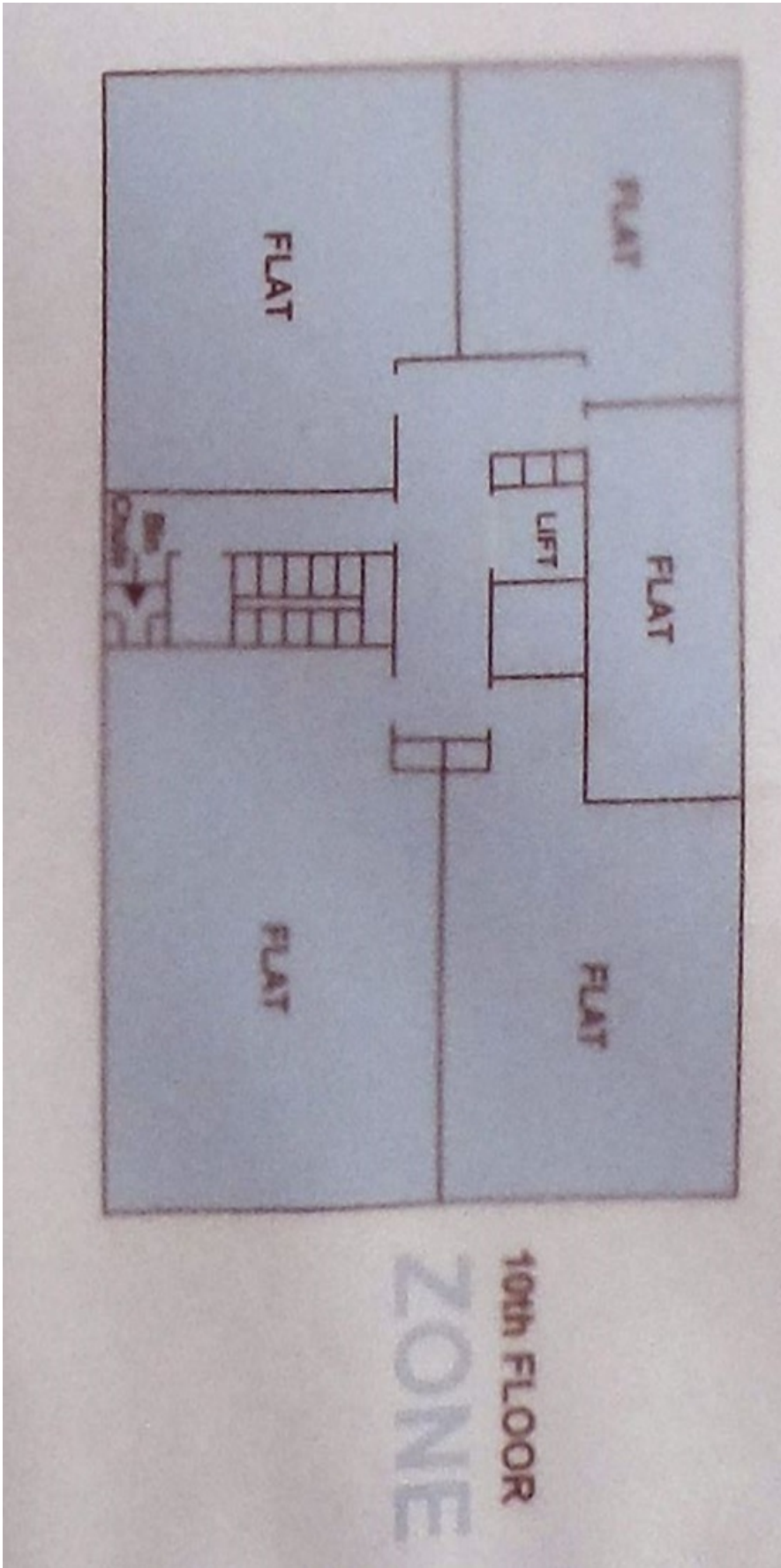


Image caption: Fire alarm zones

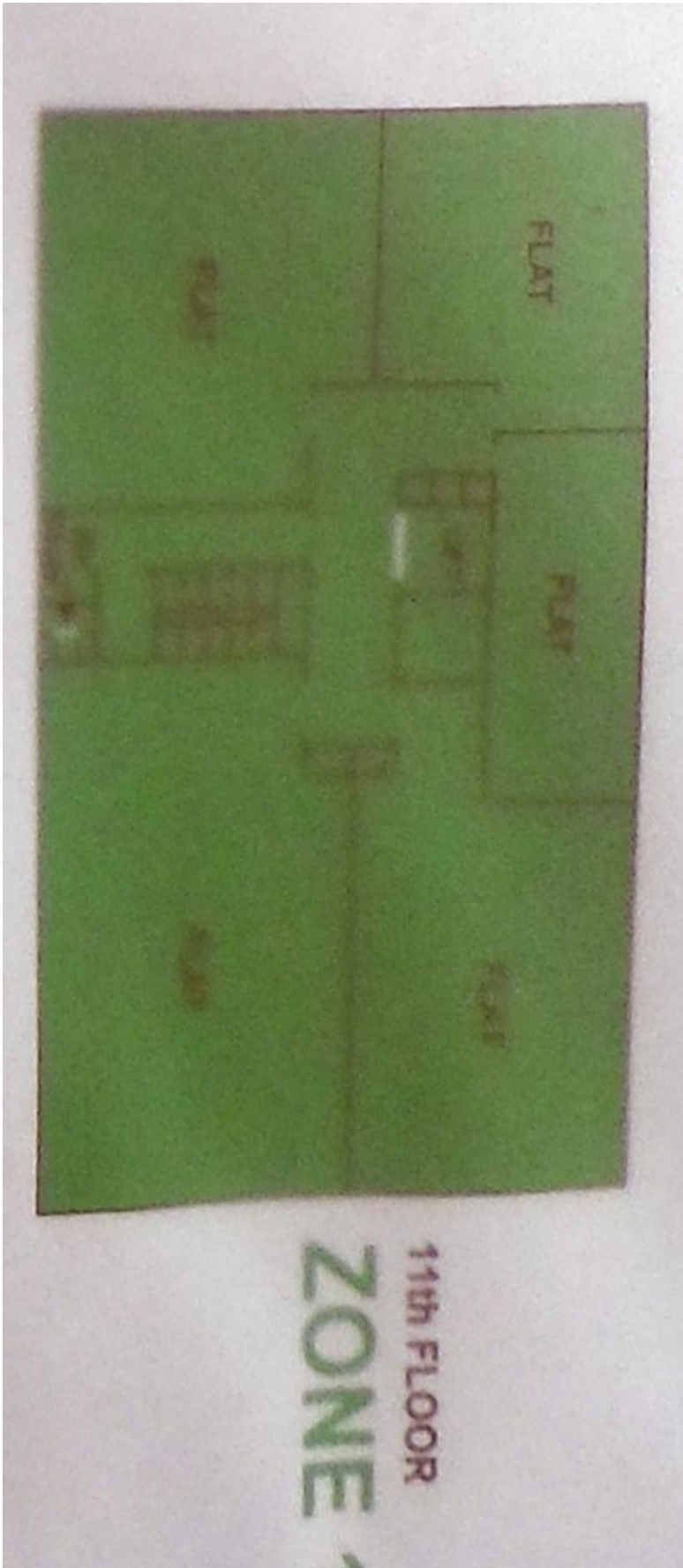


Image caption: Fire alarm zones

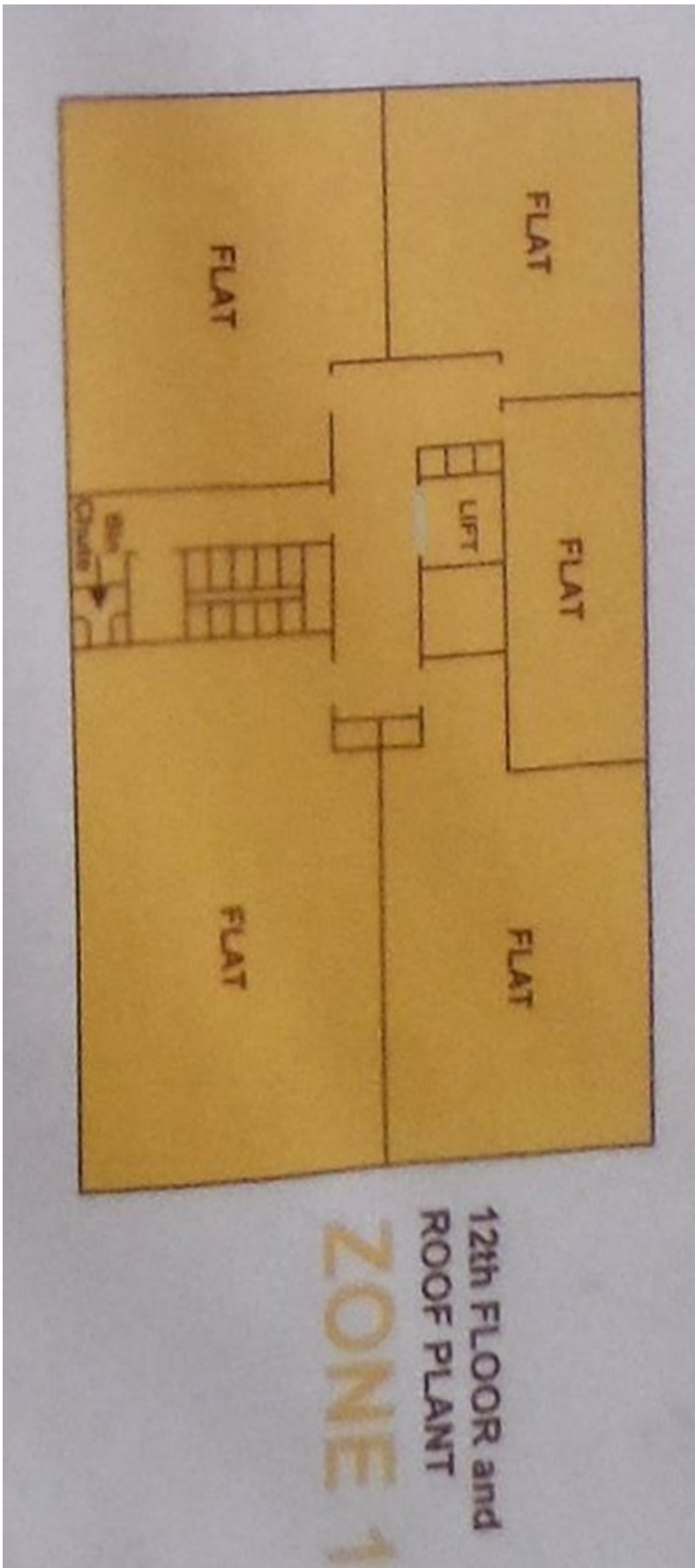


Image caption: Fire alarm zones

New build ground

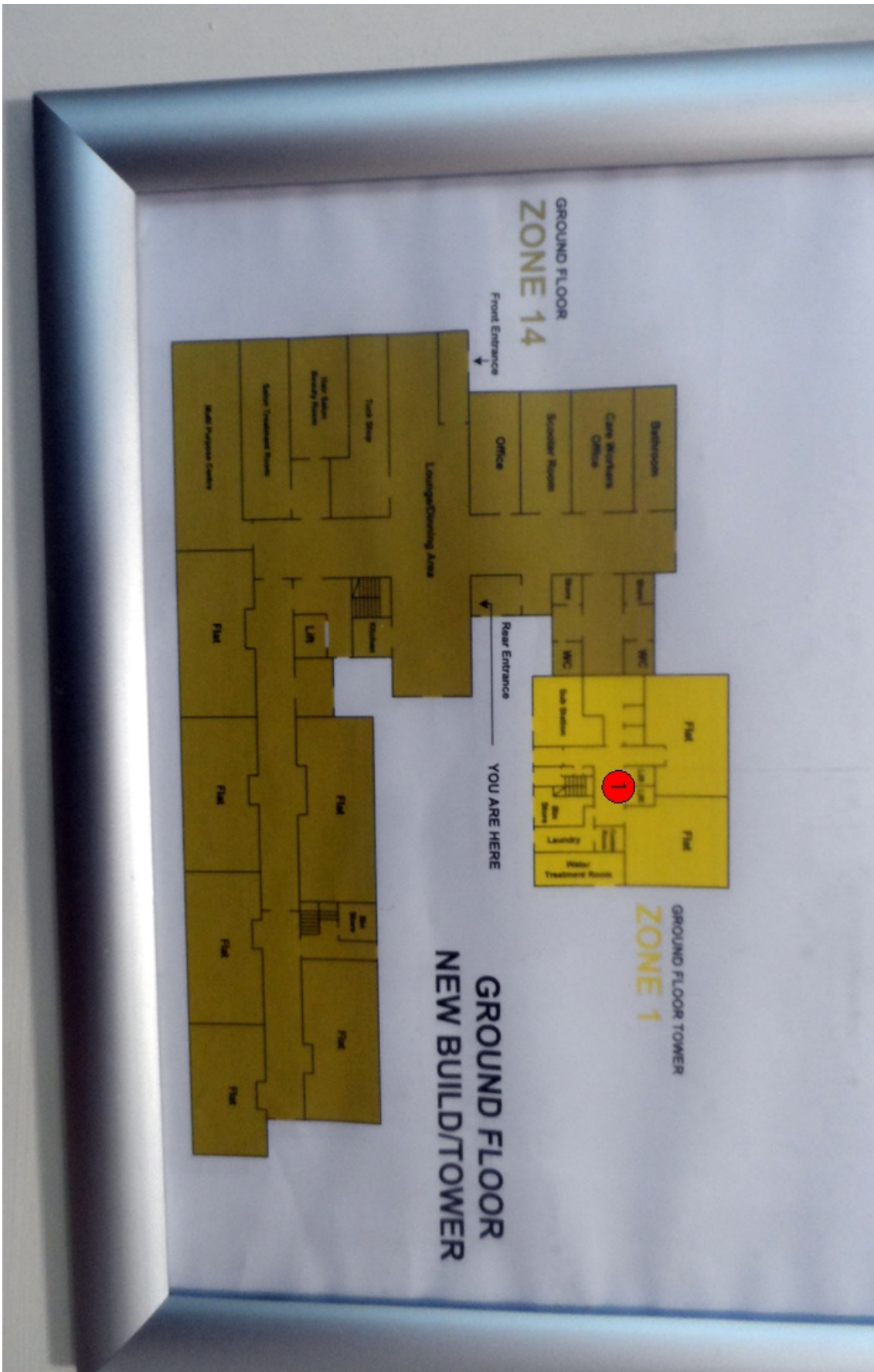


Image caption: Fire alarm zones

1 The Confinement of Fire - 9.19-9.22

No Image

New build first

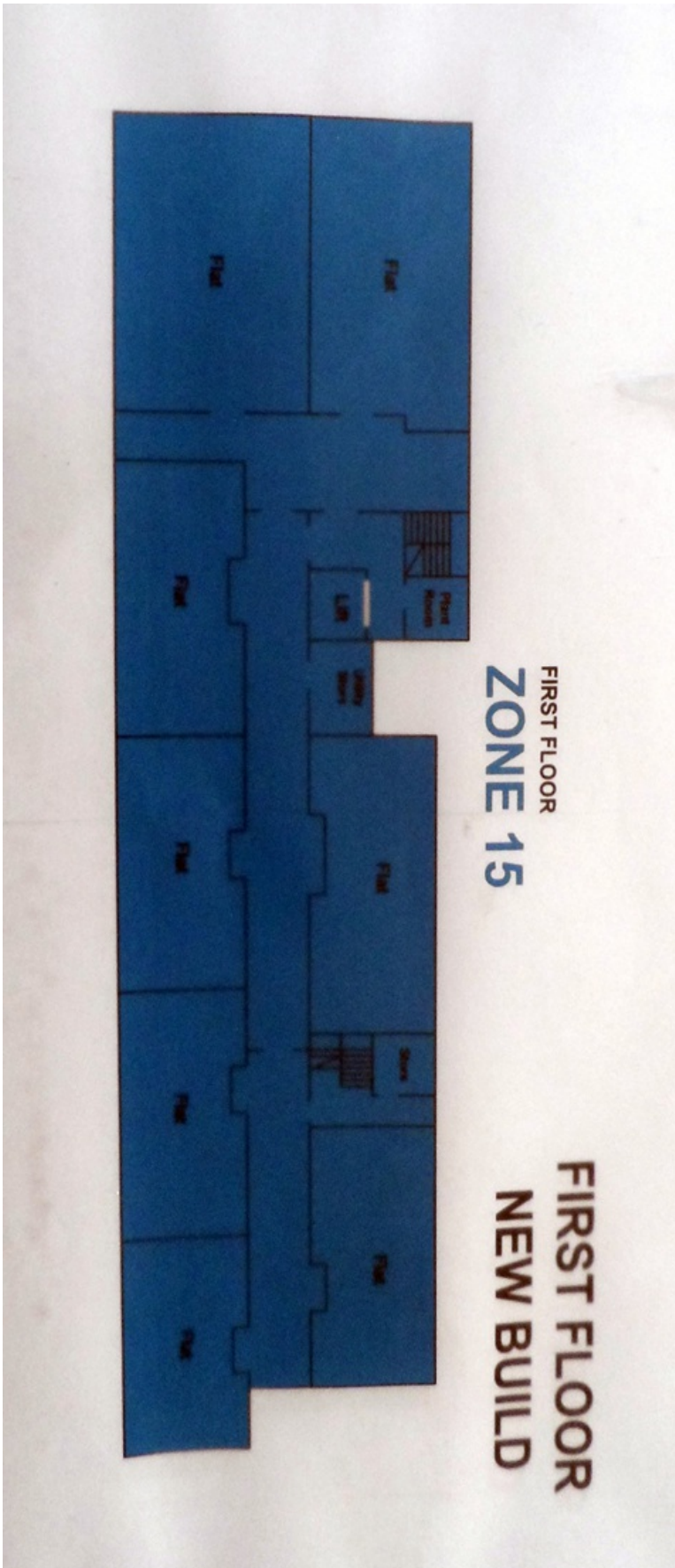


Image caption: Fire alarm zones

New build second

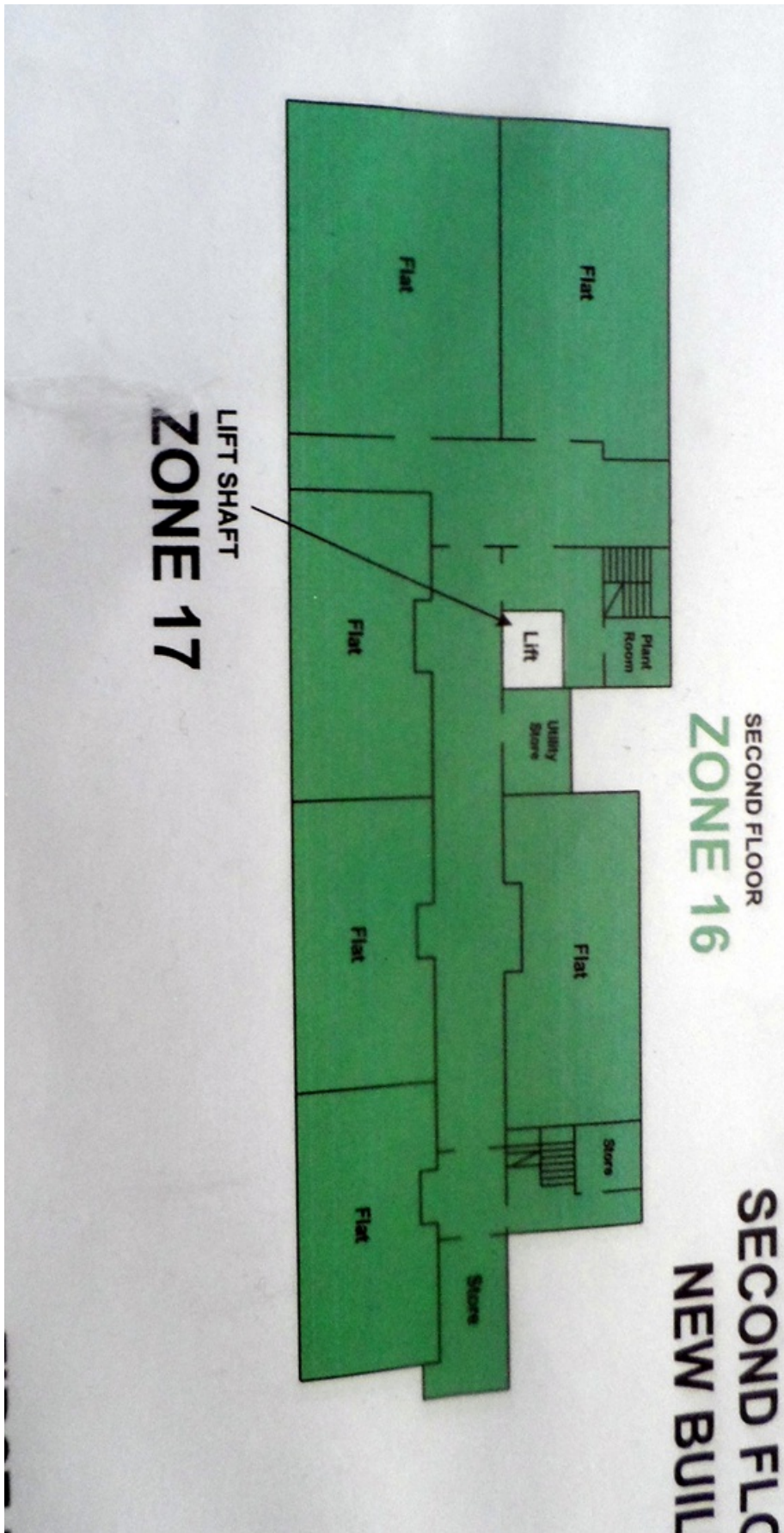


Image caption: Fire alarm zones