

Fire Risk Assessment



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Date: 19/12/2023
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Address: Silkin Court
Manchester
M13 9UY

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Issue and Revision Record

Revision	Date	Originator	Checker	Description
A	19/12/2023	Stephen Brennan, TechIOSH, GFireE, AIFSM, DipFD	Callum McLeod, BEng (Hons), AIFireE, MIFSM	Original Production

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Nomenclature

The following abbreviations have been used within this report, the below table provides a brief description of each abbreviation.

Abbreviation	Description
ADB	Approved Document B
BS	British Standard
EVCS	Emergency Voice Communications System
AFP	Active Fire Protection
AFD	Automatic Fire Detection
PFP	Passive Fire Protection
FD(XX)	Fire door rated to XX minutes, i.e. FD30 – Fire Door rated to 30minutes integrity
FD(XX)S	Fire door rated to XX minutes with cold smoke protection, i.e. FD30 – Fire Door rated to 30minutes integrity with cold smoke protection
MSFD	Motorised Smoke and Fire Damper
RRO	Regulatory Reform (Fire Safety) Order 2005
EL	Emergency Lighting
GEEP	General Emergency Evacuation Plan
PEEP	Personal Emergency Evacuation Plan
MIP	Mobility Impaired Persons
OV	Opening Vent
AOV	Automatic Opening Vent
ASET	Available Safe Egress Time
FRA	Fire Risk Assessment
RRO	Regulatory Reform Order 2005
RAMS	Risk Assessment and Method Statements
RP	Responsible Person
PTW	Permit to Work
DSEAR	Dangerous Substances and Explosive Atmosphere
COMAH	Control of Major Accidents and Hazards
ARC	Alarm Receiving Centre
FS	Fire Safety or Firestopping

Document Overview

Section	Content
Executive Summary	Overview of the assessed premises and risk assessment findings
Introduction	States the objectives and approach taken to produce this Fire Risk Assessment
Building Details	States relevant building specifications and relevant people at risk
Estimated Levels of Risk	Details how levels of risk and timescales are determined
Observations and Overview of Assessment	Systematically reviews various fire safety aspects of the buildings' fire safety
Risk Register	Displays risks observed whilst on site, along with recommended actions and timescales
Risk Rating Summary	Provides an overall risk rating for the building

Relevant Fire Safety Standards Regulation and Guidance

Regulation
The Regulatory Reform (Fire Safety) Order 2005. London: HM Government, 2005
The Fire Safety (Scotland) Regulations 2006
The Building Regulations 2010
The building (Scotland) Regulations 2004
Equality Act 2010
Health and Safety (Safety Signs and Signals) Regulations 1996 [3] in regard to safety signs at work
EC Directive 92/58/EEC
Health and Safety at Work etc Act 1974
Housing Act 2004
Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)
The Dangerous Substances and Explosive Atmospheres Regulations 2002
The Health and Safety (Safety Signs and Signals) Regulations 1996

Standards and Codes of Practice

Standard	BSI Standards and Codes of Practice
BS 9999:2017	Fire Safety in the design, management, and use of buildings - Code of practice.
BS 9991:2015	Fire safety in the design, management, and use of residential buildings – Code of practice
Approved Document B, The Building Regulations 2010, Fire Safety Volume 1: Dwelling Houses.	
BS 9997:2019	Fire Risk Management Systems
BS 5266-1:1999	Emergency Lighting

BS 5499-10:	Emergency lighting. Code of practice for the emergency lighting of premises.
BS 5839-1:2017	Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.
BS 5839-6: 2013	Fire detection and fire alarm systems for buildings – Part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.
BS EN 12101-2:2017	Smoke and heat control systems. Part 2: Natural smoke and heat exhaust ventilators.
BS 7974:2019	Application of fire safety engineering principles to the design of buildings. Code of practice
BS 7671:2018	Requirements for electrical installations. IET Wiring Regulations. Seventeenth edition
BS EN 60947: 2017	Low-voltage switchgear and control gear. Circuit-breakers
BS 7346-8:2013	Components for smoke control systems. Part 8: Code of practice for planning, design, installation, commissioning and maintenance.
BS 8519: 2010	Selection and installation of fire-resistant power and control cable systems for life safety and firefighting applications – Code of practice
ASFP	Association of Fire Safety Specialists
BS 8214:2016	Timber-based fire door assemblies - Code of practice.
EN 1125: 2008	Building hardware. Panic exit devices operated by a horizontal bar, for use on escape routes. Requirements and test methods
EN 179: 2008	Building hardware. Emergency exit devices operated by a lever handle or push pad, for use on escape routes. Requirements and test methods
BRE. Smoke Shafts protecting Firefighting shafts: their performance and design.	
BS 5306-1:2006	Code of practice for fire extinguishing installations and equipment on premises. Hose reels and foam inlets
BS 5306-3:2017	Fire extinguishing installations and equipment on premises. Commissioning and maintenance of portable fire extinguishers. Code of practice.
BS EN 1634-1:2018	Fire resistance and smoke control tests for door, shutter and openable window assemblies and elements of building hardware
BS 7346-8: 013	Components for smoke control systems. Part 8 Code of practice for planning, design, installation, commissioning and maintenance
BS 9990:2015	Non-automatic firefighting systems in buildings - Code of practice.
BS 5306-8:2012	Fire extinguishing installations and equipment on premises - Selection and positioning of portable fire extinguishers. Code of practice.
BS 9251:2014	Sprinkler systems for residential and domestic occupancies – Code of practice
BS 8210: 2012	Guide to Building Maintenance Management
PAS 79-1:2020	Fire risk assessment. Premises other than housing. Code of practice
PAS 79-2:2020	Fire risk assessment. Housing. Code of practice
HTM 05-02	Healthcare Technical Memorandum 05-02 Firecode Guidance in support of functional provisions (Fire safety in the design of healthcare premises)

Executive Summary

Hughes and Associates Property Services Ltd conducted a non-invasive Type 1 fire risk assessment at Silkin Court on 19/12/2023. The fire risk assessment identifies fire risks, the occupants at risk from fire, and provides suitable precautionary measures to develop the fire safety of the premises.

Building Summary



Figure 1 – Silkin Court

The building is approximately ~25m in height to the highest occupied floor, sitting in the ADB bracket of '18-30m', requiring, 90-minute element of structure fire resistance.

Building Information

Silkin Court is a single building, forming purpose build flats with nine floors. The property falls within the purpose group(s) of 'Residential (Dwellings)'. The property is not known to hold a listed building status.

Location Information

Silkin Court is located in Manchester, and has an approximate footprint of 20m x 50m.

Management and Operations

It was informed that MCC is the responsible person and that fire safety is managed by S4B.

Relevant persons for Silkin Court include: Residents.

The building is known to have been constructed in the mid 20th century. Currently, the property operates 24/7 and has approximately 100-200 occupants. 72 units are present at the property.

Building Features

The building is constructed of reinforced concrete with a steel framed corrugated roof. There are nine floors and a single stairwell, One of these stairwells is a firefighting stairwell. . Bins are stored within the main building.

The ancillary accommodation and caretaker's flat is located on the ground floor, and the plantroom is located on the roof.

The external facade is a mixture of construction techniques and documents show the construction has been signed off as compliant by building control, see action plan for details (Risk 3).

Safety and Evacuation

The building has an uncomplicated escape route, affording a single direction of escape. The building operates on a Stay Put evacuation policy. There is a full alarm system in place, including manual call points. Flats contain a Grade F alarm system in an LD2 configuration.

Security

There is lockable front entrance doors, a security camera system in place. External fencing is also present at the property.

Recommended Actions

Please see Section '5 Risk Register' for risk register and actions.

The below list displays the general areas where it is recommended that action is taken within the stated timescale. The specifics of the issues and actions are displayed within Section '5 Risk Register'.

The overall risk to life from fire at these premises are estimated to be: Tolerable Risk

Table 1 - Action Summary

Fire Safety Aspect	Timescale to Complete Actions
Ensure dampers are regularly tested and remediated as appropriate	6 Months
Remove uncontrolled storage of flammable liquid from the bin store. Place in flammable COSHH cabinet if available	Immediately
Plastic fascia on external wall is not documented as non combustible. Replace the plastic fascia with a non combustible alternative. Should further proof be required by the fire service for façade compliance, then a full intrusive FRAEW survey will be required.	3 Months
Ensure the fixed electrical installation systems are being regularly serviced	3 Months
Install laminated floor plans to the gerda box, including facilities and hazards for fire service emergency use	1 Month
Regularly check and test flat front doors and flat alarm system.	3 Months
Undertake a building fire doors survey and follow the recommendations of that report	3 Months
Carry out PAT testing of equipment in ancillary spaces	6 Months
Ensure the new gas boiler system is being regularly tested and serviced	6 Months
Replace the external dry riser inlet sign	3 Months

Review

It is the responsibility of the 'Responsible Person' RP (as identified by the RRO) to monitor the action points from a risk assessment. It is also their responsibility review the fire risk assessment. Reviews should take place if the RP suspect the FRA is no longer valid or significant changes have taken place that will affect the fire precautions within the building. Other reasons include, inter alia:

- Changes to work activities and equipment
- Changes to work staff numbers and presence of disabled or young persons
- Change of use or layout of the building
- Change in the storage of [fire] hazardous substances
- Failure of a fire precaution system, e.g. fire alarm
- After any real fire incident

It is recommended that the premises should have its risk assessment reviewed at least annually, or next in **November 2024**.

1 Introduction

1.1 Objective

Hughes and Associates Property Services Ltd were appointed to carry out a non-invasive Type 1 fire risk assessment (FRA) of Silkin Court .

The assessment was undertaken in accordance with the general risk assessment principles set out in The Regulatory Reform (Fire Safety) Order 2005 in order to identify hazards that could contribute to injury of persons working or residing in or near the building. The fire risk assessment was conducted following the recommendations of the UK Government's fire risk assessment guidance suite and PAS 79.

1.2 Approach

The site visit was undertaken on 19/12/2023 by appointed competent person Stephen Brennan, TechIOSH, GFireE, AIFSM, DipFD, Fire Safety Assessor of Hughes and Associates Property Services Ltd.

An FRA is an assessment of the fire risks to occupants of a building and other people in the immediate vicinity of the building. This is to ensure that those people are safe from the risk of fire and its effects.

It considers the use of, the activities carried out within, and the likelihood that, a fire will start in a premise which could cause harm to the occupants of a building.

An FRA is carried out by a competent person and is reviewed annually thereafter by a responsible person. The responsible person can be an occupant on site, or an appointed individual with the appropriate skill set to undertake an FRA review.

The objectives of the FRA are:

- Identify the fire hazards;
- Reduce the risk of those hazards causing harm to as low as practicably possible;
- Determine which physical fire precautions and management arrangements are required to ensure the safety of the occupants in the building in the event of a fire.

The risk assessment also follows the methodology of PAS 79 and the nine-step method (Table 2).

The non-intrusive survey established any fire hazards, the people at risk from a fire, and any hindrances to the means of (and provisions used to facilitate) escape.

All observations from the survey were noted and given a hazard (anything that has the potential to cause harm) and risk (the chance of that harm occurring) rating to determine their severity, which are to be reported to the management of the building assessed.

When considering existing buildings that were constructed prior to the production of modern codes, the following flow chart should be used in the assessment to formulate an effective action plan:

Figure 2 - PAS 79 - Existing Premises Action Plan

Steps	Descriptions
1	Obtain information on the premises, the processes carried out on the premises and the people present, or likely to be present, on the premises.
2	Identify the fire hazards and means for their elimination or control.
3	Assess the likelihood of fire, at least in subjective terms.
4	Determine the fire protection measures currently in the premises.
5	Obtain relevant information about fire safety management.
6	Make an assessment of the likely consequences to people in the event of fire, at least in subjective terms.
7	Make an assessment of the fire risk.
8	Formulate and document an action plan, in which recommended actions are prioritized.
9	Define the date by which the fire risk assessment should be reviewed.

1.3 Scope

The scope of this FRA is limited to the building described in the Building Summary Section.

Clause 9 of the Regulatory Reform (Fire Safety) Order 2005 requires “The responsible person must make a suitable and sufficient assessment of risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by this order.”

This report considers life safety aspects associated with fire risks. Although some of these items will have some inherent property protection characteristics, property protection or business continuity protection will not be addressed specifically unless stated.

This report does not include detailed safety procedures or method statements to eliminate any identified risks. This work should be carried out by separate negotiation or contract with an approved third party.

All recommendations are based solely on the findings during the site-wide survey (within the areas that were available at the time of the FRA) and the information presented by the site managers met on the day.

- This fire risk assessment should be reviewed if any of the following occur:
- Any physical changes to the premises (structurally or internally);
- Significant changes to the occupancy/use of the premises;
- Substantial changes to furniture and fixings;
- Change of use, or increase in the storage of hazardous substances;
- The failure of fire precautions, e.g. fire-detection systems, and alarm systems;
- Significant changes to type and quantities and/or method of storage of goods;
- Changes to working hours;
- A significant increase in the number of people present; and
- The presence of people with some form of disability.

It should be noted that this list is not exhaustive and, as such, any modification that impacts the FRA should be addressed by the management.

1.4 Fire Phenomena

To fully understand the risks and hazards associated with fire, it is essential to have an understanding of what fire is and how fires can start. This knowledge forms the basis for how a fire risk assessment is conducted.

Fire is an exothermic chemical reaction between a combustible material and oxygen. To sustain this reaction, oxygen, heat, and a source of fuel must be present, which gives rise to the concept of the fire triangle (Figure 3).

Without one of the three components of the fire triangle, a fire is not sustainable, and the reaction will terminate. This is the foundation of all fire-fighting concepts and procedures.



Figure 3. The Fire Triangle



Figure 4. Fire caused by burning combustibles

The burning process (Figure 4) thermally decomposes the fuel source, producing volatile gases from the fuel surface. These volatiles mix with oxygen which results in combustion which generates heat. The additional heat produces more volatile gases and the process repeats.

1.5 Identifying Fire Hazards

Any sources of ignition, fuel, and oxygen (such as quantity and air flow) are fire hazards. Identifying these hazards and taking precautionary measures to remove or mitigate their severity help to reduce the likelihood of fire occurring. This is step one of the fire risk assessment.

It should be noted that the lists in this section are not exhaustive and, as such, any other sources of ignition, fuel, and oxygen found will be addressed in the Fire Risk Assessment.

1.5.1 Identifying Sources of Ignition

Sources of ignition are typically heat sources which could become hot enough to ignite a material found in the premises including:

- Naked flames, e.g. candles or gas or liquid-fuelled open-flame equipment;
- Hot processes, e.g. welding by contractors;
- Cooking equipment;
- Faulty or misused electrical equipment;
- Accidental ignition sources left within the refuse, e.g. batteries
- Lighting equipment, e.g. halogen lamps too close to stored products;
- Hot surfaces and obstruction of equipment ventilation, and
- Arson.

1.5.2 Identifying Sources of Fuel

Sources of fuel are anything that may burn easily and readily, and that there is sufficient quantity of, and that may spread to other fuel sources. Some common fuels for this type of facility are:

- Textiles such as sports clothing and equipment;
- Flammable-liquid-based products, such as paints, varnishes, thinners and adhesives;
- Flammable liquids and solvents, such as white spirit, methylated spirit, cooking oils and disposable cigarette lighters;
- Flammable chemicals, such as certain cleaning products, photocopier chemicals and dry cleaning that uses hydrocarbon solvents;
- Packaging materials, stationary, advertising material, decorations and display materials;
- Plastics and rubber, such as polyurethane foam-filled furniture;
- Waste products, particularly finely cut items such as shredded paper and wood shavings, off cuts, and dust;
- Flammable gases such as liquefied petroleum gas (LPG);
- Flammable liquids such as petrol for the motorcycles and scooters.
- Diesel for the outside generators;

Additionally, consideration should be given to the materials used to line walls and ceilings, the fixtures and fittings, and how they could facilitate the spread of fire.

1.5.3 Identifying Sources of Oxygen

The main source of oxygen is in the atmosphere, which, in an enclosed building is provided through the ventilation system. Typically, air is provided either naturally (by natural airflow through doors windows) or mechanically (such as air conditioning systems and air handling units). Usually there will be a combination of these systems which introduce and extract air into the building.

Other sources of oxygen include:

- Some chemicals (oxidising materials) which can provide a fire with additional oxygen and so help it burn. These chemicals should be identified on their container by the manufacturer or supplier who can advise as to their safe use and storage;

2 Building Details

2.1 Building Description

Table 3. Building Details

Building Detail	Description
Fire Risk Assessors Name	Stephen Brennan, TechIOSH, GFireE, AIFSM, DipFD
Owner	MCC
Responsible person	MCC
Fire safety is managed by	S4B
Relevant persons and occupiers	Residents
Time of Construction	in the mid 20th century
Number of Buildings	1
Purpose Group(s)	'Residential (Dwellings)'
Significant Adjacent Properties	N/A
Period of Operation	24/7
Number of Occupants	100-200 occupants
Number of Units	72 units are present at the property.

Table 4. Additional Building Details

Building Detail	Description
Building Construction	reinforced concrete
Listed Building Status	The property is not known to hold a listed building status.
External Fencing	External fencing is also present at the property.
Security	lockable front entrance doors, a security camera system
Bin Stores	Bins are stored within the main building
Building Dimensions	Approximately 20m x 50m
Main Alarm System	There appears to be an addressable alarm system in place

2.2 Relevant Persons

Unless noted otherwise, the risks identified in this report are thought to apply to all potential occupants (relevant persons) of the site. This includes office staff, residents, visitors and mobility-impaired persons, etc.

With reference to BS999:2008, Table 5 provides examples for the different categories of occupants. Table 6 defines fire growth rates and provides examples of conditions and their approximated fire growth rates. The risk profiles are defined in Table 7 and the assessed risk ratings for the occupants of Silkin Court are shown in Table 8. The overall risk ratings are categorised by combining both the occupancy characteristic and the fire growth rate.

Table 5. Occupancy Characteristics, taken from BS9999:2017

Occupant Characteristics	Description	Examples
A	Occupants who are awake and familiar with the building	Offices and industrial premises
B	Occupants who are awake and unfamiliar with the building	Shops, exhibitions, museums, leisure centres, other assembly buildings, etc.
C	Occupants who are likely to be asleep:	
C _i	Long-term individual occupancy	Individual flats without 24h maintenance and management control on site
C _{ii}	Long-term managed occupancy	Serviced flats, halls of residence, sleeping areas or boarding schools
C _{iii}	Short-term occupancy	Hotels

Table 6. Fire Growth Rate, taken from BS9999:2017

Category	Fire Growth Rate	Examples	Fire Growth Parameter [KJ/s ³]
1	Slow	Banking hall, limited combustible materials	0.0029
2	Medium	Stacked cardboard boxes, wooden pallets	0.012
3	Fast	Baled thermoplastic chips, stacked plastic products, baled clothing	0.047
4	Ultra-fast	Flammable liquids, expanded cellular plastics and foam	0.188

Table 7. Risk Profiles, taken from BS9999:2017

Occupancy Characteristics	Fire Growth Rate	Risk Profile
A (Occupants who are awake and familiar with the building)	1 Slow	A1
	2 Medium	A2
	3 Fast	A3
	4 Ultra-fast	A4
B (Occupants who are awake and unfamiliar with the building)	1 Slow	B1
	2 Medium	B2
	3 Fast	B3
	4 Ultra-fast	B4
C (Occupants who are likely to be asleep)	1 Slow	Ci1, Cii1 or Ciii1
	2 Medium	Ci2, Cii2 or Ciii2
	3 Fast	Ci3, Cii3 or Ciii3
	4 Ultra-fast	Ci4, Cii4 or Ciii4

Table 8. Silkin Court Occupant Risk Profiles

Occupant Description	Occupancy Characteristic	Fire Growth Rate	Risk Profile
Residents	Ci Long-term individual occupancy	Medium	Ci2

2.3 Documentation, Training, Drills and Records

Table 9. Documentation

Documentation	Satisfactory (Yes/No/N/A)	Comments
Previous Fire Risk Assessment Outstanding action points Date of previous FRA?	Yes	
Fixed Main Electrical Installation Inspections in Place?	No	No evidence of fixed mains electrical installation checks were available.
Gas Checks in Place?	No	No records to confirm that the gas system has been checked to ensure that it is in safe working order.
Evacuation Procedure?	Yes	Stay Put
Are the timings of the drills estimated to be within the ASET?	N/A	
Fire System Maintenance?	Yes	
Fire Safety Defects Reporting Records?	Yes	No records observed on site.
Fire warden information up to date?	N/A	
Is the building under any form of licence?	No	
Is there an RRO notice on the building?	No	None reported
Is there a history of fires in the building?	No	None reported
Is the building fire engineered? Is there a fire strategy?	No	Not fire engineered, compliant single stair layout
Is there policy proving the adequate control of contractors? PTWs, RAMS, inductions?	Yes	
Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?	Yes	
Is there a suitable record of the fire safety arrangements?	Yes	
Are procedures in the event of fire appropriate and properly documented?	Yes	
Are there suitable arrangements for summoning the fire and rescue service?	Yes	
Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?	Yes	
Are there suitable arrangements for ensuring that the premises have been evacuated?	Yes	
Is there a suitable fire assembly point(s)?	Yes	
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	Yes	

Persons nominated and trained to use fire extinguishing appliances?	N/A	
Persons nominated and trained to assist with evacuation, including evacuation of disabled people?	N/A	
Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)?	Yes	S4B contacts available
Routine in-house inspections of fire precautions?	Yes	

Table 9.1 Training and Drills

Documentation	Satisfactory (Yes/No/N/A)	Comments
Are all staff given adequate fire safety instruction and training on induction?	Yes	Site staff based in building during office hours. All s4b staff report fire safety training has been carried out with some building specific training including evacuation procedures. Staff office at ground floor
Are all staff given adequate periodic "refresher training" at suitable intervals?	Yes	
Does all staff training provide information, instruction or training on fire risks in the premises?	Yes	
Does all staff training provide information, instruction or training on The fire safety measures on the premises?	Yes	
Does all staff training provide information, instruction or training on Action in the event of fire?	Yes	
Does all staff training provide information, instruction or training on Action on hearing the fire alarm signal?	Yes	
Does all staff training provide information, instruction or training on Method of operation of manual call points?	Yes	
Does all staff training provide information, instruction or training on Location and use of fire extinguishers?	Yes	
Does all staff training provide information, instruction or training on Means for summoning the fire and rescue service?	Yes	
Does all staff training provide information, instruction or training on Identity of persons nominated to assist with evacuation?	Yes	
Does all staff training provide information, instruction or training on Identity of persons nominated to use fire extinguishing appliances?	Yes	

Are staff with special responsibilities given additional training?	Yes	
Are fire drills carried out at appropriate intervals?	No	Full fire alarm system, but no real need to perform evacuation drills
When the employees of another employer work in the premises: Is their employer given appropriate information?	Yes	
When the employees of another employer work in the premises: Is it ensured that the employees are provided with adequate instructions and information?	Yes	

Table 9.2 Testing and Maintenance

Documentation	Satisfactory (Yes/No/N/A)	Comments
Adequate maintenance of premises?	Yes	
Weekly testing and periodic servicing of fire detection and alarm system?	Yes	
Monthly and annual testing routines for emergency escape lighting?	Yes	
Annual maintenance of fire extinguishing appliances?	Yes	
Periodic inspection of external escape staircases and gangways?	N/A	
Six-monthly inspection and annual testing of rising mains?	Yes	
Weekly and monthly testing, six-monthly inspection and annual testing of fire-fighting lifts?	Yes	
Weekly testing and periodic inspection of sprinkler installations?	N/A	Sprinkler feasibility plan in advanced stages
Routine checks of final exit doors and/or security fastenings?	Yes	
Annual inspection and test of lightning protection system?	Yes	
Are suitable systems in place for reporting and subsequent restoration of safety measures that have fallen below standard?	Yes	

3 Estimating Levels of Risk

3.1 Risk Profiling

The UK Health and Safety code, BS 8800, provides a means of assessing the level of risk in terms of severity by determining the likelihood of a fire occurring and any associated potential harm. This provides the management of the building with a hierarchical list of key areas to address for the purposes of enhancing the fire safety of the building.

A list of terms used in this report to describe the levels of harm and the likelihoods are summarised in Table 10.

Table 10. Risk Profile Term Definitions

Term	Definition
Slightly Harmful	Fire outbreak is unlikely to cause serious injury or death to occupants
Harmful	Fire outbreak could result in injury of one or more occupants though unlikely to cause multiple fatalities
Extremely Harmful	Significant potential for serious injury or death of one or more occupants
Highly Improbable	Hazard is unlikely to cause or impact outbreak of fire, or impede occupant fire egress
Improbable	Hazard may cause or impact fire outbreak or impede occupant fire egress
Probable	High potential for hazard to cause or impact fire outbreak, or impede occupant fire egress

To quantify the levels of harm, Table 11 outlines the criteria for what shall constitute Slightly Harmful, Harmful, and Extremely Harmful.

Table 11. Levels of Harm

Level of Harm	People	Assets	Environmental	Reputation
Extremely Harmful	Fatalities	Major Damage	Long-Term Harm	Considerable Impact
Harmful	Major Injury	Localised Damage	Short-Term Harm	Localised
Slightly Harmful	Lost Time Injury	Minor Damage	Low-Impact	Limited Impact

Tabulating these six terms provides a concise means of assessing the risk of any hazards found on site, ranging from “Trivial Risk” to “Intolerable Risk” (as shown in Table 12).

Table 12. PAS 79 Risk Estimation Table

Likelihood of Harm from Fire	Severity of Harm		
	Slightly Harmful	Harmful	Extremely Harmful
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

3.2 Required Action and Timescales

Table 13 gives priority ratings, actions, and appropriate timescales to resolve these risks. The management should then use this as a basis targeting and prioritising key areas of development for fire safety within the premises.

Table 13. Priority, Actions, and Timescales to Resolve Risks

Priority	Action	Timescale
<div></div> Trivial or Tolerable Risk 3	No major additional controls required. Consideration may need to be addressed to improve the current situation at low or no cost.	No action required for less harmful items. Items which are addressed should be resolved by next risk assessment or in the timespan specified.
<div></div> Moderate Risk 2	Efforts must be made to reduce this risk within the associated timescale. Further assessments should be made for levels of moderate risk which are considered Extremely Harmful to determine the likelihood of harm occurring.	Items should be addressed and completed within the timespan specified.
<div></div> Substantial or Intolerable Risk 1	The building is not safe and should be evacuated. Considerable measures will need to be implemented to significantly reduce the levels of risk. Occupants must not return until the issue(s) is/are resolved.	Should be addressed immediately and works should be completed within the short timespan specified.

4 Observations and Overview of Assessment

4.1 Occupants

Line Item	Observation	Yes/No/N/A	Comments
4.1.1	Sleeping occupants	Yes	
4.1.2	Disabled occupants	Yes	
4.1.3	Young persons (under 18s)	Yes	
4.1.4	Lone workers	No	
4.1.5	Other groups	No	

4.2 Fire Hazards and Controls

Line Item	Observation	Yes/No/N/A	Comments
4.2.1	Have reasonable measures been taken to prevent fires of electrical origin?	No	No evidence of fixed mains electrical installation checks were available.
4.2.2	Have reasonable measures been taken to prevent fires because of smoking?	Yes	
4.2.3	Have security measures been implemented to address unauthorised access to the premises to mitigate the risk of arson?	Yes	lockable front entrance doors, a security camera system
4.2.4	Is the use of portable heaters avoided as far as is practicable?	Yes	
4.2.5	Is the heating system regularly inspected?	Yes	
4.2.6	Are there reasonable measures taken to avoid fires, as a result of cooking?	Yes	
4.2.7	Is the standard of housekeeping adequate?	Yes	

Line Item	Observation	Yes/No/N/A	Comments
4.2.8	Are the premises free from an accumulation of combustible waste (refuse)?	Yes	
4.2.9	Are there any other significant hazards that warrant consideration?	No	

4.3 Means of Escape

Line Item	Observation	Yes/No/N/A	Comments
4.3.1	Is the escape route layout deemed satisfactory and uncomplicated?	Yes	
4.3.2	Are there any dead-end situations within the premises?	Yes	Single direction balconies
4.3.3	Are there alternative routes of escape sufficiently separated by either direction or space?	Yes	
4.3.4	Are travel distances deemed satisfactory?	Yes	
4.3.5	Are there any inner room situations?	Yes	GF office space
4.3.6	Is there a suitable coverage of emergency lighting within the premises?	Yes	
4.3.7	Is it considered that the premises are provided with reasonable arrangements for the means of escape for disabled persons?	Yes	
4.3.8	Are doors used for means of escape purposes provided with emergency locking devices that can be easily and immediately opened without the use of a key?	Yes	
4.3.9	Are doors on escape routes that are fitted with electronic locking systems fitted with automatic door release mechanisms that will disable in a fire?	Yes	
4.3.10	Are internal, exterior and final exit fire escape doors in good condition and regularly inspected with compliant hardware? Suitable fire assembly point?	Yes	
4.3.11	Are all gangways and escape routes free from obstruction or other fire risks?	Yes	
4.3.12	Does the escape signage appear to comply to BS 5499?	No	
4.3.13	Is there a reasonable standard of fire safety signs and notices?	No	Wayfinding signage is not luminescent
4.3.14	Have any PEEPS or GEEPS been produced for the premises?	Yes	
4.3.15	Are there any refuge points within the premises? If yes do these contain an EVS?	No	

Line Item	Observation	Yes/No/N/A	Comments
4.3.16	Are there external stairwells in place? If yes, are these in a good condition and free from trip/slip hazards?	N/A	

4.4 Measures to Limit Fire Spread/Development

Line Item	Observation	Yes/No/N/A	Comments
4.4.1	Are there reasonable limitations of lining materials that may promote fire?	Yes	
4.4.2	Are the buildings' fire doors in an acceptable condition?	Yes	Some minor issues observed
4.4.3	Does the existing fire stopping to service ducts and fire compartments appear to be satisfactory for preventing the spread of fire, heat or smoke?	Yes	Fire stopping observed in place, minor defects noted
4.4.4	Are there fire dampers in place where required? If yes, is there any maintenance documentation in place?	No	Bin chute damper to be remediated
4.4.5	Are self-closing devices provided on fire doors where required, if so are they in working order?	Yes	
4.4.6	External fire spread – Is the building in close proximity to others?	No	N/A
4.4.7	Is there a lighting protection system? If yes, does it appear to be in a good condition and undamaged?	Yes	

4.5 Firefighting Systems

Line Item	Observation	Yes/No/N/A	Comments
4.5.1	Are the existing smoke clearance provisions satisfactory?	Yes	
4.5.2	Is there sufficient number and type of extinguishers?	Yes	
4.5.3	Are extinguishers in date and have wall mounted signage?	Yes	
4.5.4	Are there fire blankets in kitchens? Are these adequately placed?	Yes	
4.5.5	Are there hose reels or other systems, appropriate and tested?	N/A	

4.6 Fire Detection and Alarm

Line Item	Observation	Yes/No/N/A	Comments
4.6.1	Are the capabilities of the installed fire alarm and detection system considered satisfactory?	Yes	
4.6.2	Is the alarm automatic detection and warning?	Yes	
4.6.3	What is the current fire alarm category (L1, LD3, P1, M etc.)		

Line Item	Observation	Yes/No/N/A	Comments
4.6.4	What is the fire alarm grade? (A, B, C, D etc.)		
4.6.5	Is the extent and coverage of alarm system deemed satisfactory?	Yes	Installed throughout common areas and a domestic system
4.6.6	Have any detector faults been noted?	No	
4.6.7	Is the building fire alarm connected to an Alarm Receiving Centre (ARC)?	Yes	

4.7 Fire Precaution Records

Line Item	Observation	Yes/No/N/A	Comments
4.7.1	Are test and maintenance records available to confirm that the fire alarm and detection system is in full working order?	Yes	
4.7.2	Emergency Plan: Has an Appropriate Emergency Plan been prepared for the premises?	Yes	
4.7.3	Is the evacuation strategy simultaneous, defend in place, phased?	-	Stay Put
4.7.4	Is there suitable contact with the fire service are fire brigade wallet and keys available?	Yes	Gerda box in place, missing floor plans

4.8 Fire Service Facilities

Line Item	Observation	Yes/No/N/A	Comments
4.8.1	Are the facilities for the fire service adequate? Is the access for fire appliances to the workplace/premises satisfactory?	Yes	
4.8.2	Is the access for fire appliances to the workplace/premises satisfactory?	Yes	
4.8.3	Is there suitable supply of firefighting water?	Yes	
4.8.4	Are there firefighting shaft(s) and dry riser(s)? If so, is there any maintenance documentation in place displaying that the dry riser(s) are fit for purpose?	Yes	
4.8.5	Is there a firefighting lift? If so is there any maintenance documentation in place displaying that the lift is fit for purpose?	Yes	
4.8.6	Are other switches and control devices like AOV, mechanical ventilation, fuel shut off in place? If yes, is there maintenance documentation for these systems?	Yes	

4.9 External Walls

Line Item	Observation	Yes/No/N/A	Comments
4.9.1	What is the building's external wall construction?	-	There are varying elements to the external wall. Large areas of concrete coated with aesthetic layers. Brick slip at ground floor over solid brick walls. Small area of plastic facade adjoining wall. Ground floor extensions are solid brick and concrete roof
4.9.2	Has the building been subject to an EWS1 survey?	No	
4.9.3	If EWS has been carried out, state the result of this survey, if no, is one required?	No	FRAEW may be required to satisfy fire service if documentation and building control sign off is not enough.
4.9.4	Are there any clear non-compliances / damage to the external wall system?	No	Some small cracking observed on western face, all materials non combustible

4.10 Other

Line Item	Observation	Yes/No/N/A	Comments
4.10.1	Is the site COMAH or DSEAR 2002?	No	
4.10.2	Were there any unchecked areas in the building due to access restriction?	No	
4.10.3	Do the fire precautions in place meet the standards of the time of construction?	Yes	

5 Risk Register

RISK 1 DESCRIPTION

The bin chute dampers appear to be old and defective. There is no evidence of testing

RISK CATEGORY

4.4 Measures to Limit Fire Spread/Development

REMEDIAL(S) DESCRIPTION

Ensure dampers are regularly tested and remediated as appropriate

RISK RATING

Tolerable

REMEDIAL(S) TIMESCALE

6 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 17.Maintenance, LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 14.Emergency routes and exits

PHOTOGRAPHIC EVIDENCE



RISK 2 DESCRIPTION

Petrol can observed in the bin store.

RISK CATEGORY

4.2 Fire Hazards and Controls

REMEDIAL(S) DESCRIPTION

Remove uncontrolled storage of flammable liquid from the bin store. Place in flammable COSHH cabinet if available

RISK RATING

Moderate

REMEDIAL(S) TIMESCALE

Immediately

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 12.Elimination or reduction of risks from dangerous substances. LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 17.Maintenance

PHOTOGRAPHIC EVIDENCE



RISK 3 DESCRIPTION

There are numerous documents showing apparent facade compliance with regulation 7.2 of the building regulations, along with building control sign off. This applies to the systems installed at 1st floor and above. These systems are non load bearing and consist of glazing, metal panel and render coverings over non combustible insulation which in turn may be over concrete or block wall or held by metal panels. Fenestration sits within the non load bearing wall section. Construction details show non combustible materials and cavity

RISK CATEGORY

4.4 Measures to Limit Fire Spread/Development

REMEDIAL(S) DESCRIPTION

Plastic fascia on external wall is not documented as non combustible. Replace the plastic fascia with a non combustible alternative.
Documentary evidence should be enough to satisfy fire service questions. Should further proof be required by the fire service then a full intrusive FRAEW survey will be required

RISK RATING

Tolerable

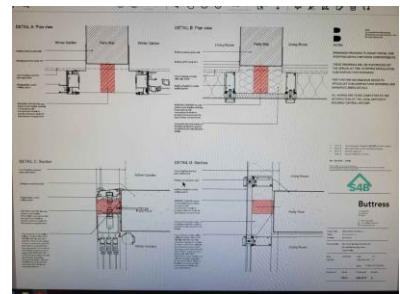
REMEDIAL(S) TIMESCALE

3 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 12.Elimination or reduction of risks from dangerous substances, LEGAL: Fire Safety Act 2021 - 18m+ Scope, LEGAL: The Building Regulations: B4

PHOTOGRAPHIC EVIDENCE



RISK 4 DESCRIPTION

The fixed electrical installation is out of date for testing

RISK CATEGORY

4.2 Fire Hazards and Controls

REMEDIAL(S) DESCRIPTION

Ensure the fixed electrical installation systems are being regularly serviced

RISK RATING

Tolerable

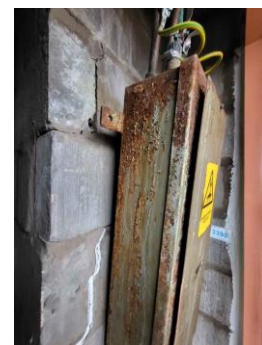
REMEDIAL(S) TIMESCALE

3 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 17.Maintenance

PHOTOGRAPHIC EVIDENCE



RISK 5 DESCRIPTION

There are no floor plans in the gerda box for fire service use

RISK CATEGORY

4.8 Fire Service Facilities

REMEDIAL(S) DESCRIPTION

Install laminated floor plans to the gerda box, including facilities and hazards for fire service emergency use

RISK RATING

Tolerable

REMEDIAL(S) TIMESCALE

1 Month

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 13.Fire-fighting and fire detection, LEGAL: Fire Safety Act 2021 - 18m+ Scope

PHOTOGRAPHIC EVIDENCE



RISK 6 DESCRIPTION

Flat entrance doors and flat alarm systems were inspected. Single direction of travel on balconies. Documents show door install compliance however, regular checks do not appear to be taking place

RISK CATEGORY

4.4 Measures to Limit Fire Spread/Development

REMEDIAL(S) DESCRIPTION

Regularly check and test flat front doors and flat alarm system

RISK RATING

Moderate

REMEDIAL(S) TIMESCALE

3 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 14. Emergency routes and exits, LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 13. Fire-fighting and fire detection, LEGAL: Regulatory Reform (Fire Safety) Order 2005

PHOTOGRAPHIC EVIDENCE



RISK 7 DESCRIPTION

Minor defects observed to communal fire doors. Ground floor S4B door is missing a self closer. Intuitively door should be a self closer.

RISK CATEGORY

4.4 Measures to Limit Fire Spread/Development

REMEDIAL(S) DESCRIPTION

Undertake a building fire doors survey and follow the recommendations of that report

RISK RATING

Moderate

REMEDIAL(S) TIMESCALE

3 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 17.Maintenance, LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 14.Emergency routes and exits

PHOTOGRAPHIC EVIDENCE



RISK 8 DESCRIPTION

PAT testing of equipment in S4B office

RISK CATEGORY

4.2 Fire Hazards and Controls

REMEDIAL(S) DESCRIPTION

Carry out PAT testing of equipment in ancillary spaces

RISK RATING

Tolerable

REMEDIAL(S) TIMESCALE

6 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 17.Maintenance

PHOTOGRAPHIC EVIDENCE



RISK 9 DESCRIPTION

There was no access to the boiler room. Other blocks show a pair of well maintained gas boilers.

RISK CATEGORY

4.4 Measures to Limit Fire Spread/Development

REMEDIAL(S) DESCRIPTION

Ensure the new gas boiler system is being regularly tested and serviced

RISK RATING

Tolerable

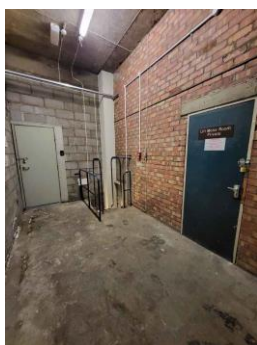
REMEDIAL(S) TIMESCALE

6 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 17.Maintenance

PHOTOGRAPHIC EVIDENCE



RISK 10 DESCRIPTION

The dry riser inlet sign is poor on the external inlet

RISK CATEGORY

4.8 Fire Service Facilities

REMEDIAL(S) DESCRIPTION

Replace the external dry riser inlet sign

RISK RATING

Tolerable

REMEDIAL(S) TIMESCALE

3 Months

RELEVANT STANDARDS / LEGISLATION

LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 13.Fire-fighting and fire detection, LEGAL: Regulatory Reform (Fire Safety) Order 2005 - 17.Maintenance

PHOTOGRAPHIC EVIDENCE



6 Risk Rating Summary

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the risk of fire occurring is;

The likelihood of a fire occurring has been assessed to be **Low**.

The consequences for life safety in the event of fire are estimated to be **Harmful**.

The overall risk to life from fire at these premises are estimated to be **Tolerable Risk**.

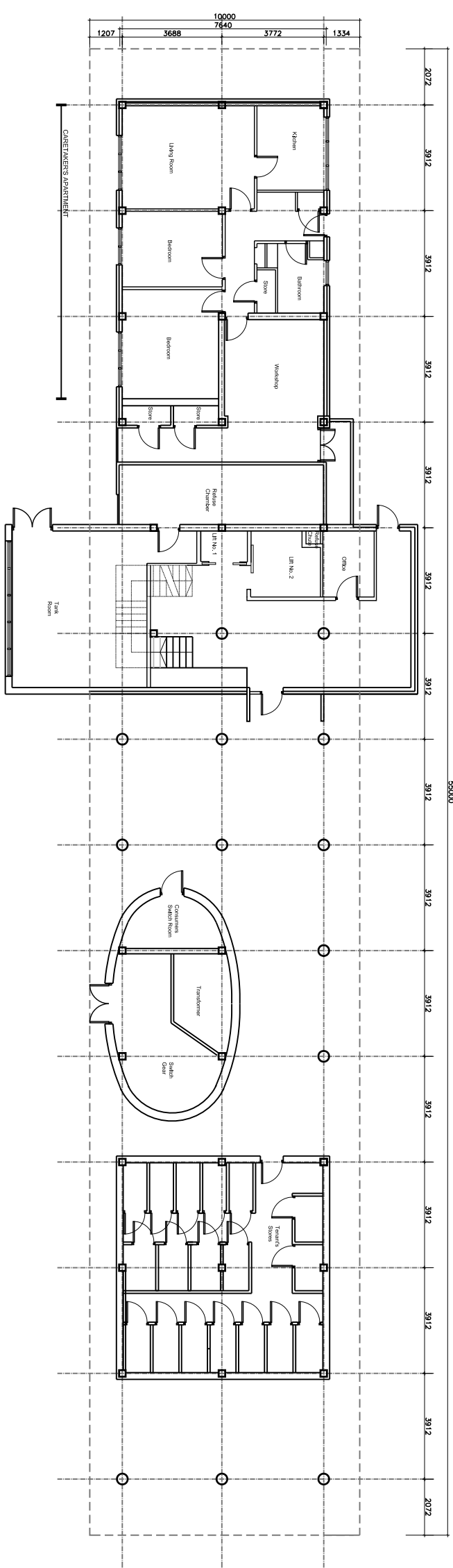
The purpose of this section is to place fire risk into context. The ratings above are subjective and are for guidance purposes only. The hazards and deficiencies identified in this report should be addressed by implementing all the recommendations contained in the following section.

Using the estimation of risk levels in Section 3, and the observations in Section 4, and the Risk Rating Summary in section 5; the number of risks (categorised by their priority rating) can be created.

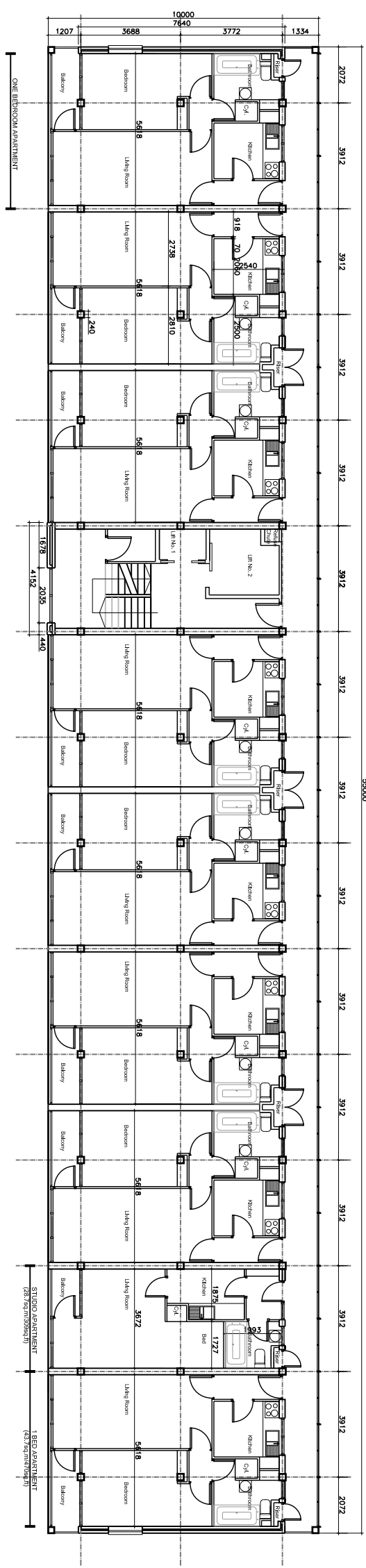
The risk register is shown in Section 5 and shows observations from the site visit. Providing photographic evidence from the survey of the risks and offer proposed risk reduction methods for management to help improve/resolve these issues.

END OF REPORT

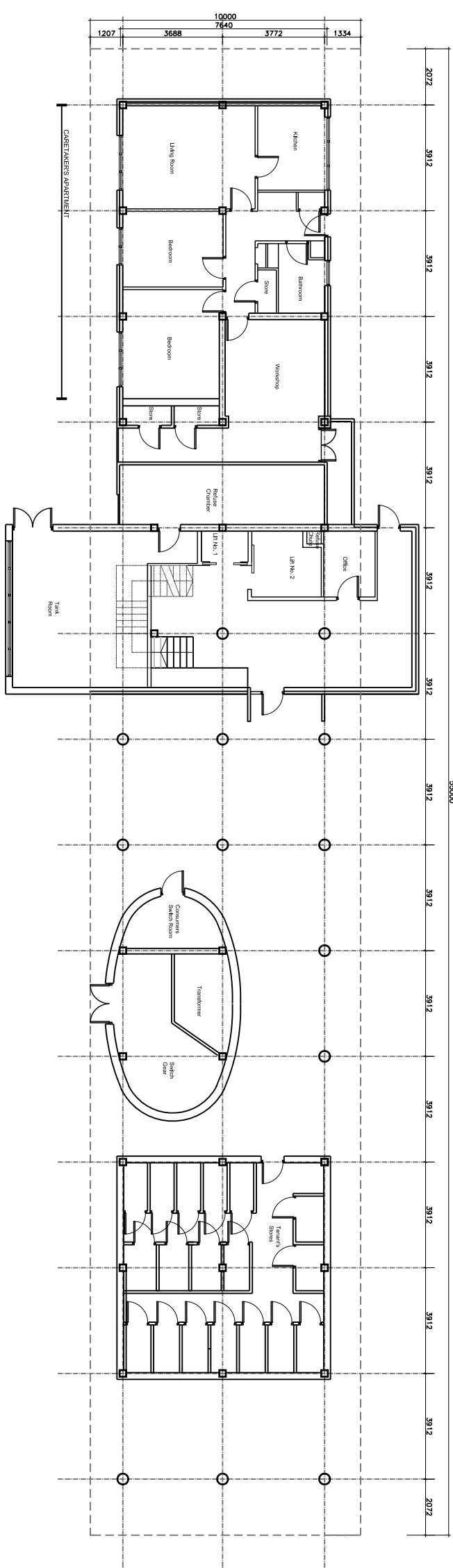
7 Building Plans



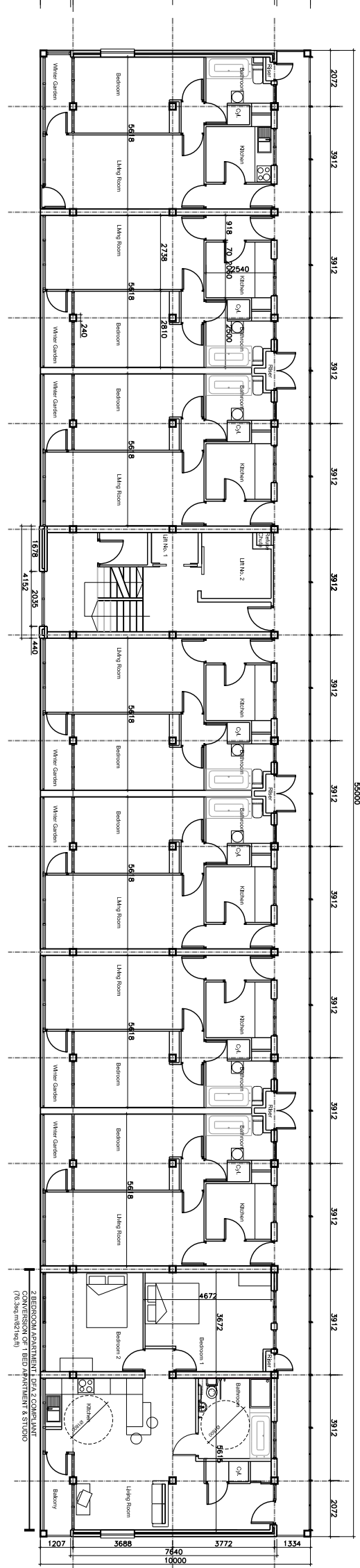
Ground Floor Plan - Level 00 - Existing



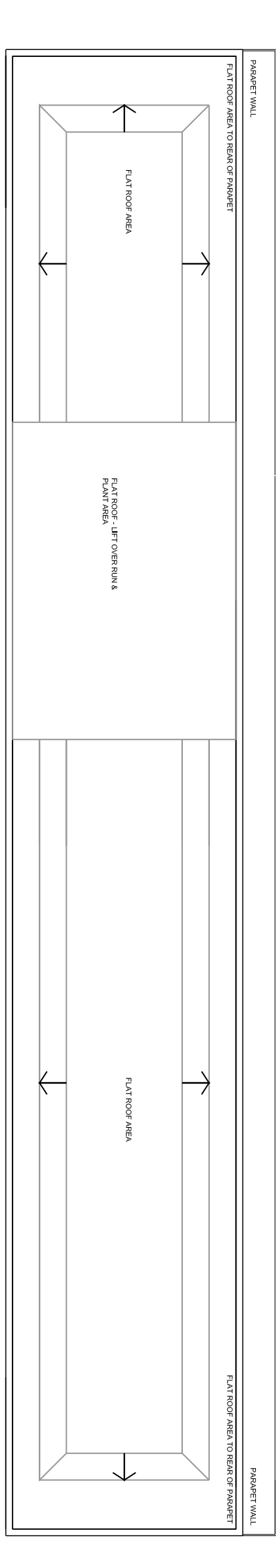
Typical Upper Floor Plan - Levels 01-08 - Existing



Ground Floor Plan - Level 00 - Proposed



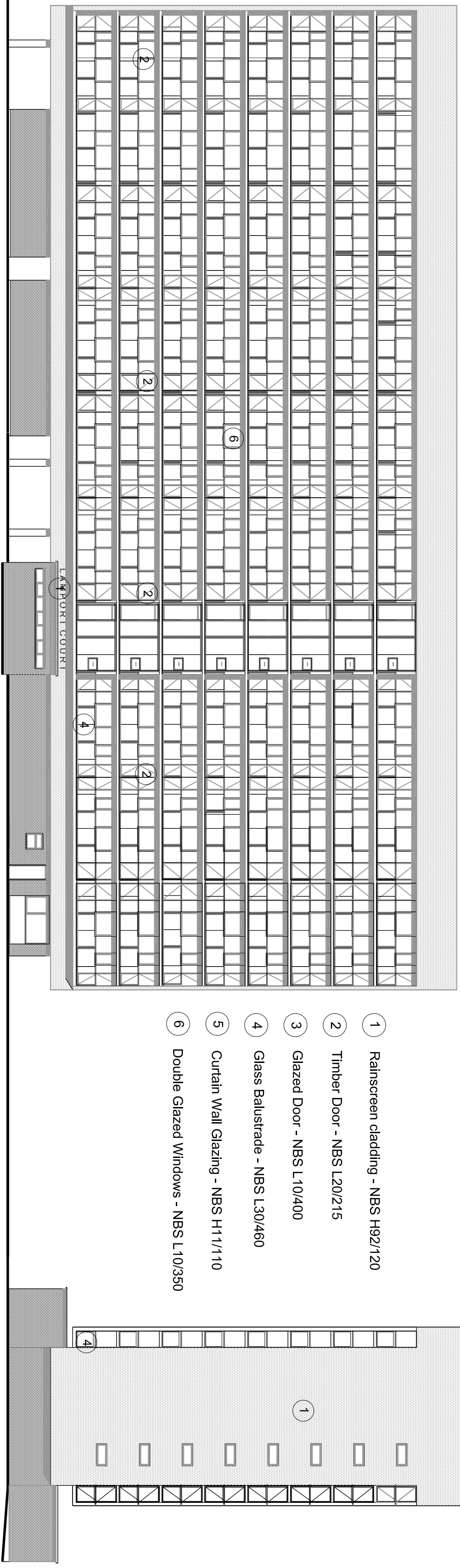
Typical Upper Floor Plan - Levels 01-08 - Proposed



Roof Plan - Level 09 - Proposed

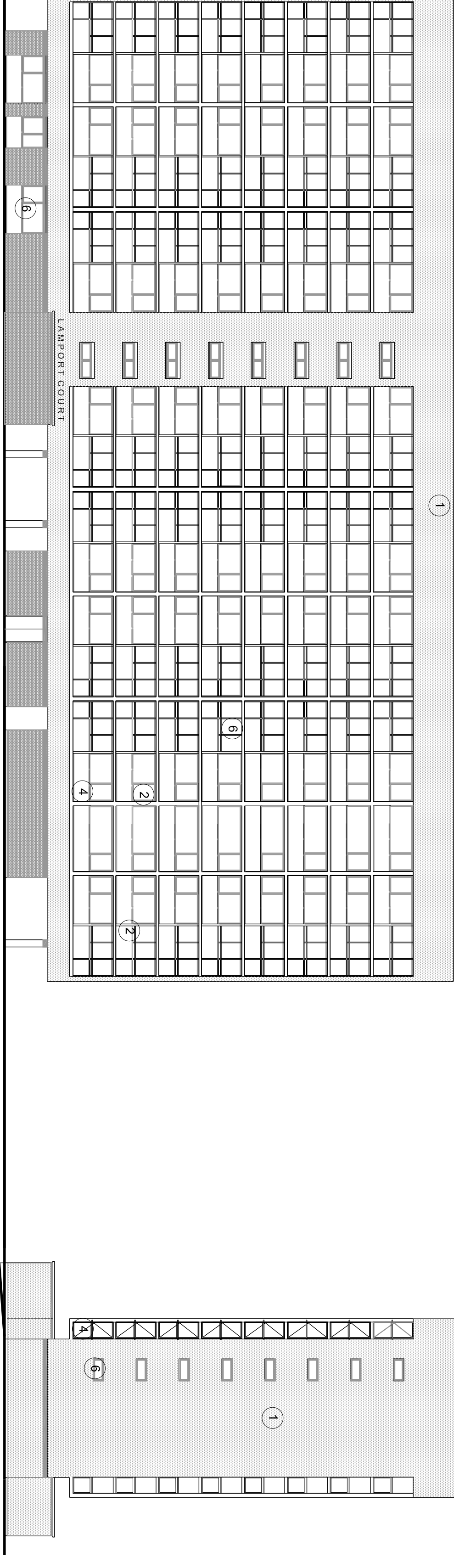
EXISTING & PROPOSED FLOOR PLANS

- Roof Level ∇ +23.110
- Level 8 ∇ +20.710
- Level 7 ∇ +18.310
- Level 6 ∇ +15.910
- Level 5 ∇ +13.510
- Level 4 ∇ +11.110
- Level 3 ∇ +8.710
- Level 2 ∇ +6.310
- Level 1 ∇ +3.910



PROPOSED FRONT ELEVATION

- Roof Level ∇ +23.110
- Level 8 ∇ +20.710
- Level 7 ∇ +18.310
- Level 6 ∇ +15.910
- Level 5 ∇ +13.510
- Level 4 ∇ +11.110
- Level 3 ∇ +8.710
- Level 2 ∇ +6.310
- Level 1 ∇ +3.910



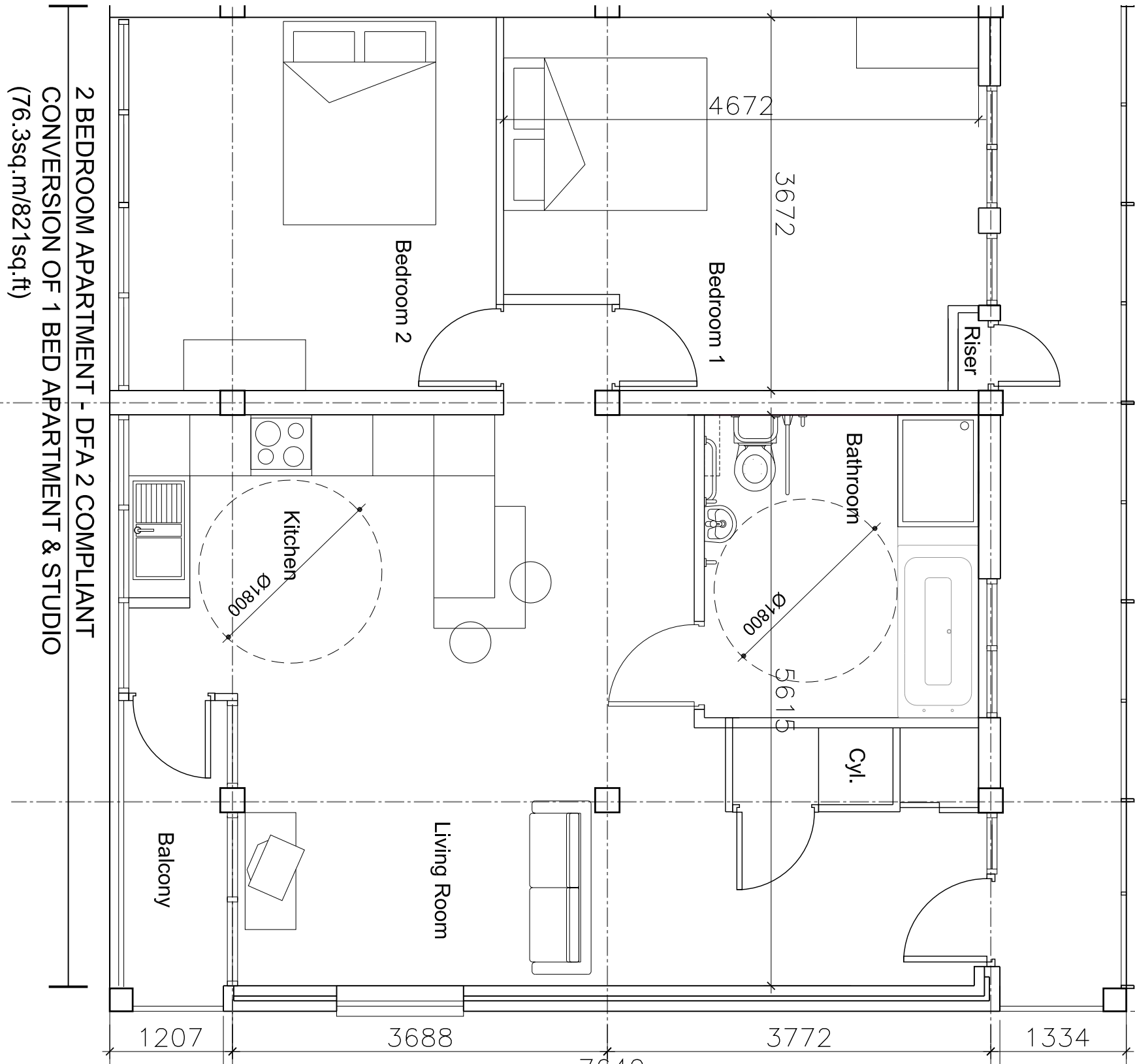
PROPOSED REAR ELEVATION



MODELLED FRONT ELEVATION

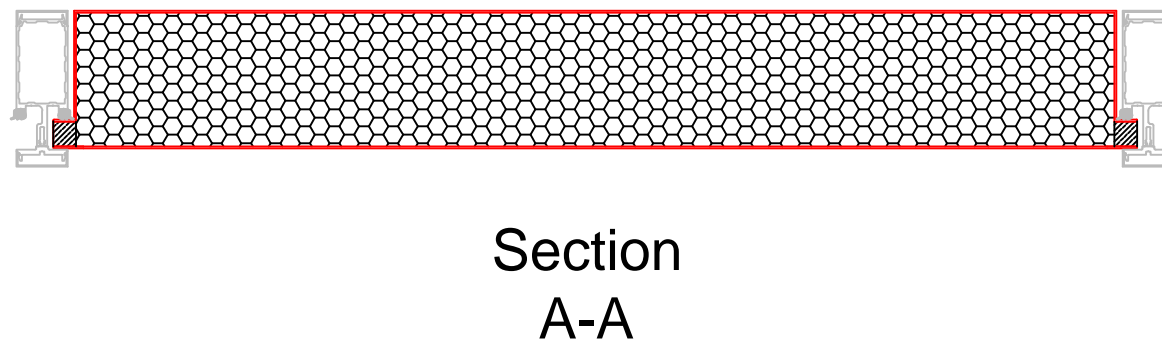
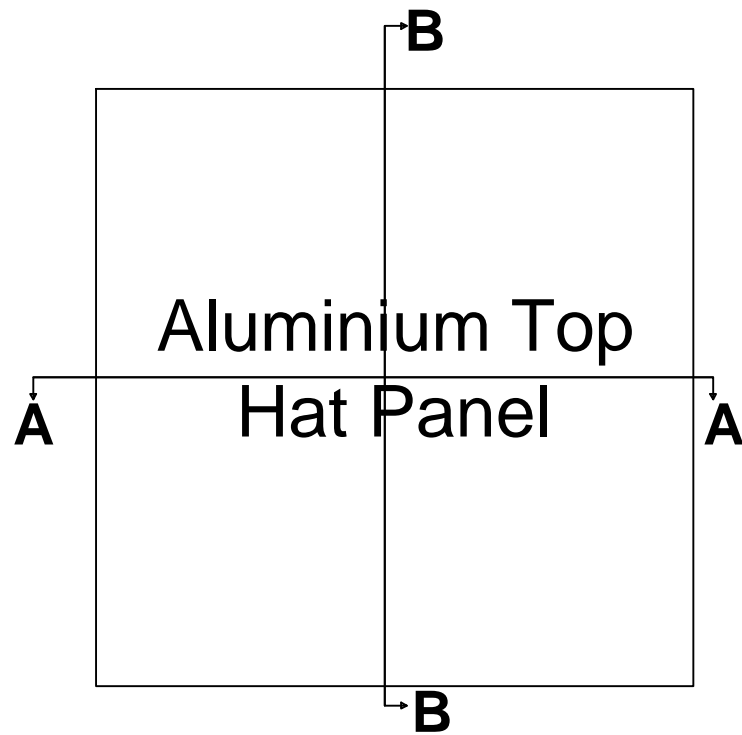
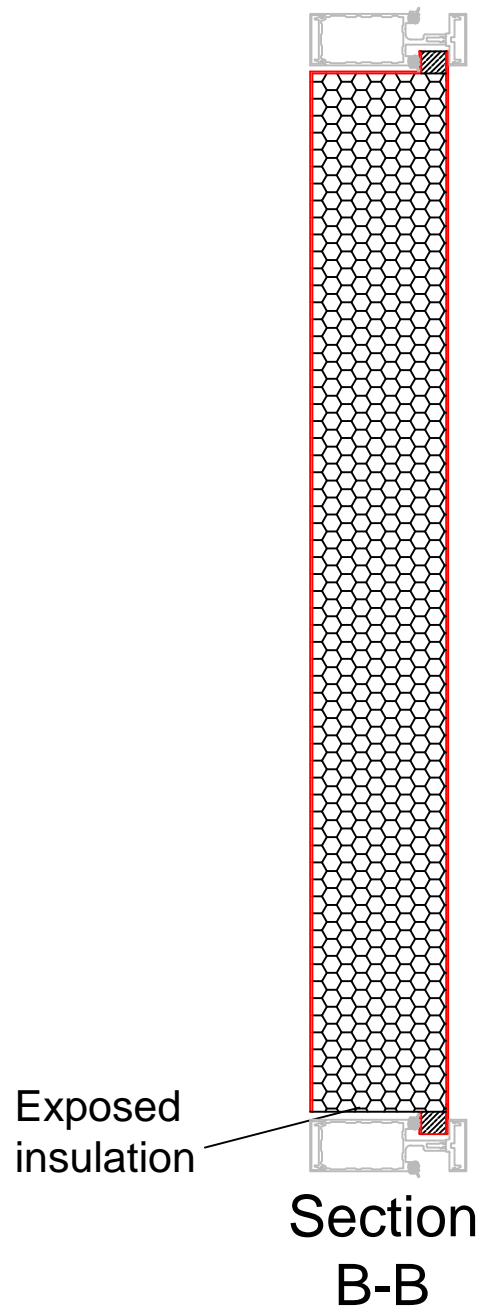


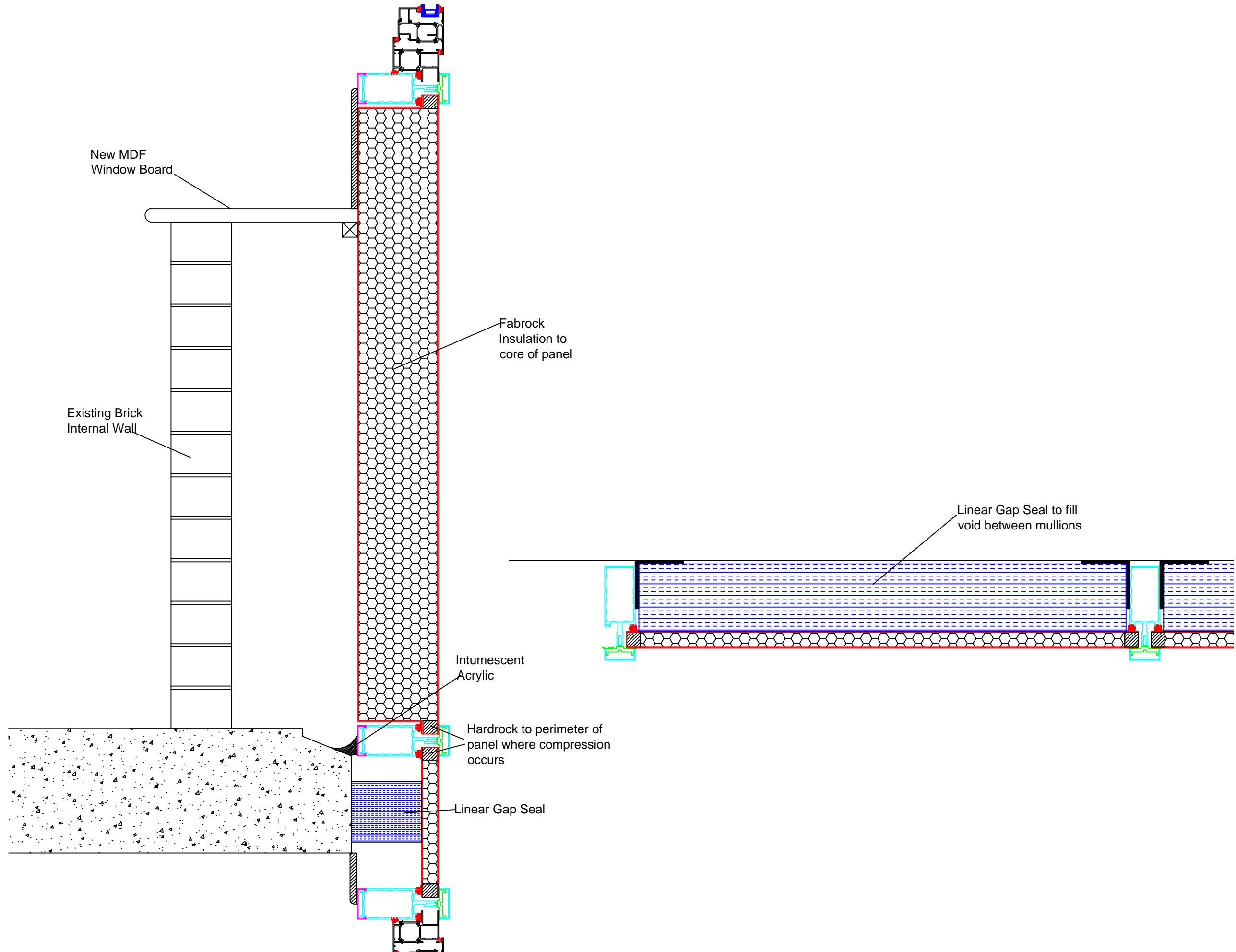
MODELLED REAR ELEVATION



2 BEDROOM APARTMENT - DFA 2 COMPLIANT
CONVERSION OF 1 BED APARTMENT & STUDIO
(76.3sq.m/821sq.ft)

8 External Wall Details







FABROCK Clad

Non-Combustible ROCKWOOL® board

For high performance core solutions

Recommended for façade, curtain wall and cladding panels

FABROCK CLAD

P

Description

FABROCK CLAD slabs are designed for laminate panels providing an A1 non-combustible core material for façade, cladding and glazed in panels.

The contact face of slabs must be smooth and free of dust prior to surface bonding. With a thickness range, starting at 17 mm and increasing in increments of 1 mm and a tolerance of only +/- 0.5 mm FABROCK Clad is the perfect solution for fire resistant sandwich panels for thinner sandwich panels that require a flat surface.

Advantages

- Best reaction to fire – Euroclass A1
- Non contribute to fire development
- Efficient thermal insulation
- For industrial use
- Water repellency
- Dimensional Stability
- High Sound absorption
- Easy to cut
- Low minimum order quantity
- Short lead time
- Recyclable

Standards and approval

Conform to:

- EN 13162: Thermal insulation products for buildings factory made mineral wool (MW) products - specification

Dimensions

Dimension range: Contact us for any other specific dimensions.

Product name	Size (mm)	Thicknesses
Fabrock Clad	2000 x 600mm	on request

Tolerances

Standard Length +/- 2mm

Standard Width +8mm – 0mm

Thickness +/- 0.5 mm

Performances

Fire properties

	sign	description	norms
Combustibility	A1	Euroclass	EN 13501
Smoke or droplet class	No	Euroclass	EN 13501
Calorific value	< 2Mj/kg	Limit for A1	EN 13501
Fire resistance	>1000°C	Melting point	DIN 4102

Properties ⁽¹⁾

	Symbol	Description / Data	Standard
Nominal value of thermal conductivity	λ_D	0.038 W/(mk)	EN 13162
Resistance factor of water vapour diffusion	MU 1	$\mu = 1$	EN 12086
Compressive Strength		30 kPa	
Delamination Strength		13kPa	

Recommendation of use

Keep the product dry before using.

Outdoor storage must not exceed one month in its original packaging.

Pallets must not be stacked more than the limited fulfilling manufacturers and National safety rules and product strength.

- (1) Indicative values
- (2) Please follow the recommendations of the adhesive suppliers and their data sheets.
- (3) Doesn't contain Substances of Very High Concern
- (4) Doesn't contain Ozone Depleting Substances
- (5) Doesn't contain Carcinogenic Mutagen or Toxic Substances

PR

As an environmentally conscious company, ROCKWOOL promotes the sustainable production and use of insulation and is committed to a continuous process of environmental improvement.



All ROCKWOOL products provide outstanding thermal protection as well as four added benefits:

- **Fire resistance**
- **Acoustic comfort**
- **Sustainable materials**
- **Durability**

Health & Safety

The safety of ROCKWOOL stone wool is confirmed by EU directive 97/96/CE: ROCKWOOL fibers are not classified as a possible human carcinogen.

No CFCs, HFCs or HCFCs are used in the manufacture of ROCKWOOL materials.

Environment

Made from a renewable and plentiful naturally occurring resource, ROCKWOOL insulation saves fuel costs and energy in use and relies on trapped air for its thermal properties.

ROCKWOOL insulation does not contain (and has never contained) gases that have ozone depletion potential (ODP) or global warming potential (GWP).

ROCKWOOL products are approximately 97% recyclable.

For waste ROCKWOOL material that may be generated during installation or end of life, we are happy to discuss the individual requirements of contractors and users considering returning these materials to our factory for recycling.

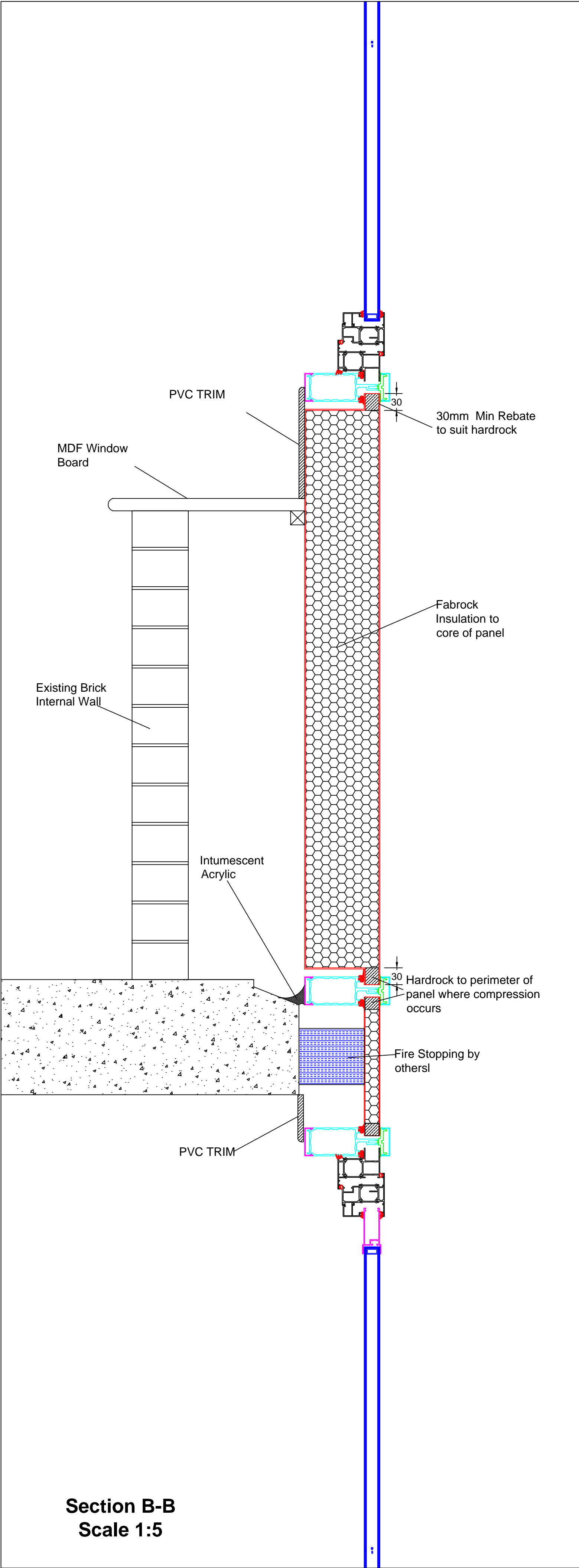
Interested ?

For more information and samples, please contact:

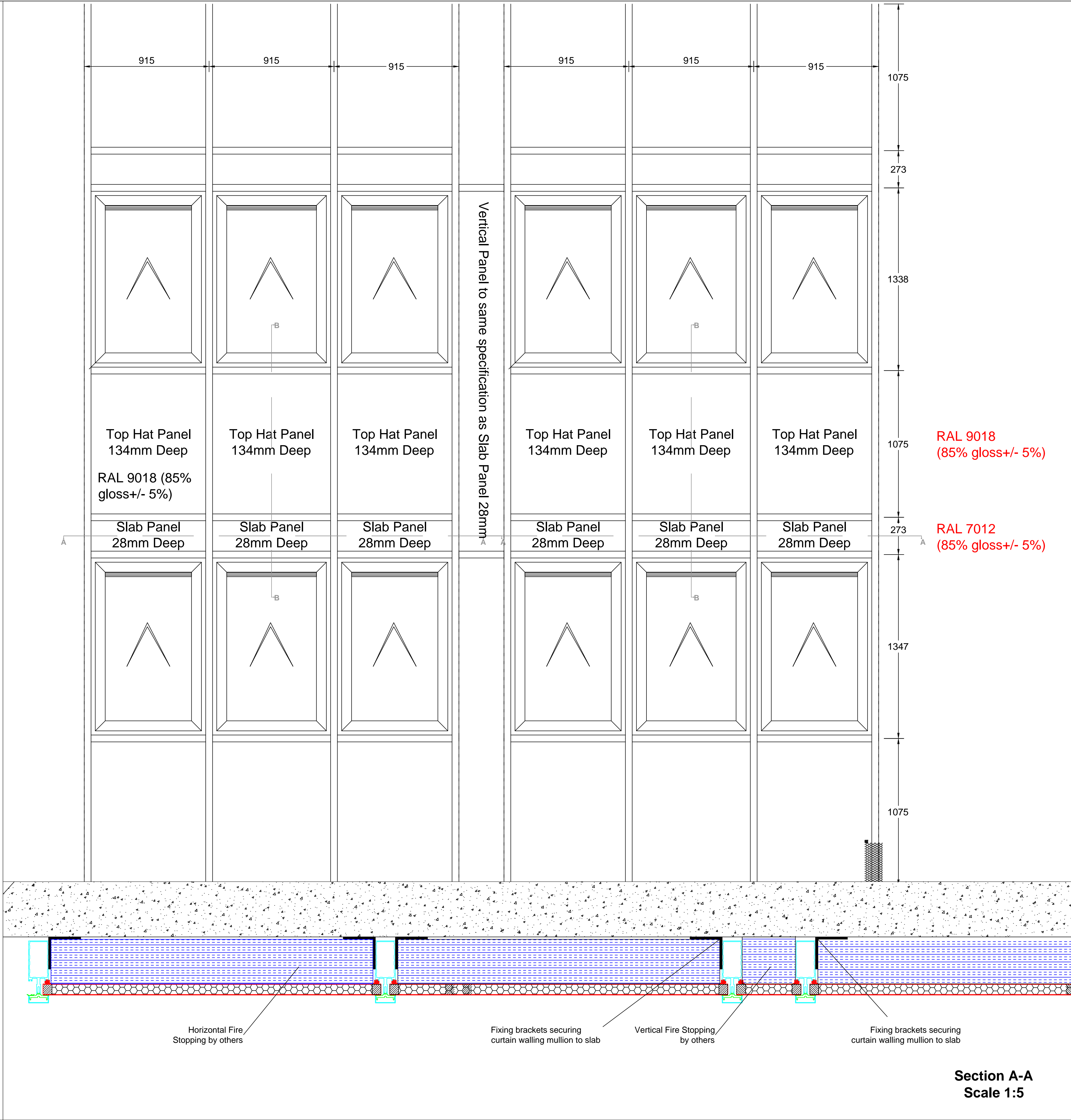
Email: david.staniforth@rockwool.com

ROCKWOOL Limited
Chiswick Tower
389 Chiswick High Road
London
W4 4AL

Non contractual document provided for information only.
Drawings and information subject to be changed by ROCKWOOL FRANCE S.A.S at any time and without prior notice



Section B-B
Scale 1:5



Section A-A
Scale 1:5

Panel Specification

- 1.5mm aluminium face PPC to match existing.
- Main Filling - Rock wool fab rock A1
- Perimeter edge filling - Rock Wool hard rock A1
- 1.5mm aluminium top hat mill finish
- Bonded with A8520 BLU SKY Spray adhesive and D2655 Green Polyurethane Adhesive

Revisions

- A 05/07/18 - Revised to include vertical panels to same specification as slab panels
- B 13/07/18 - Colours added and top hat panel rebate increased to 30mm

CONSTRUCTION

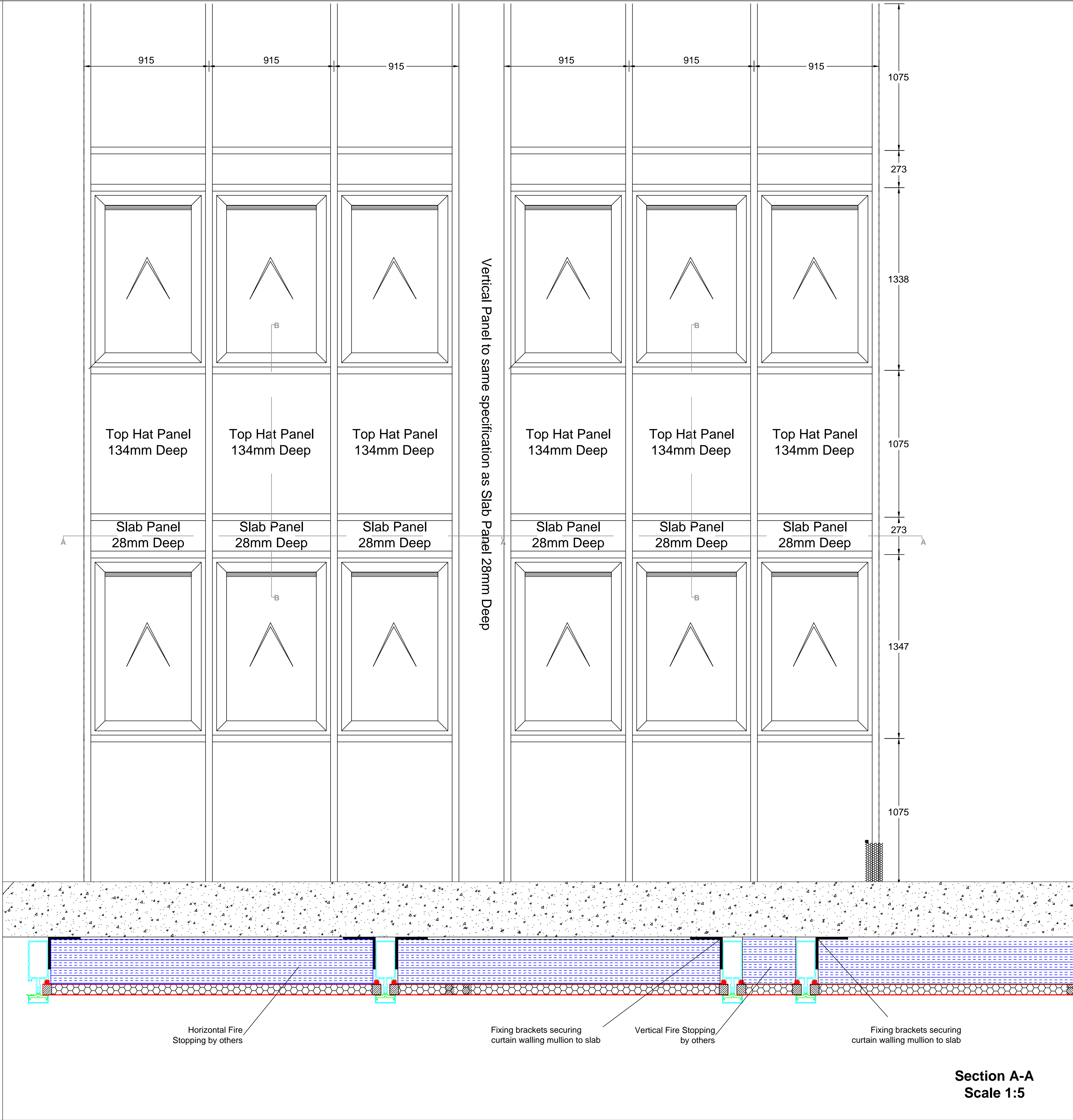
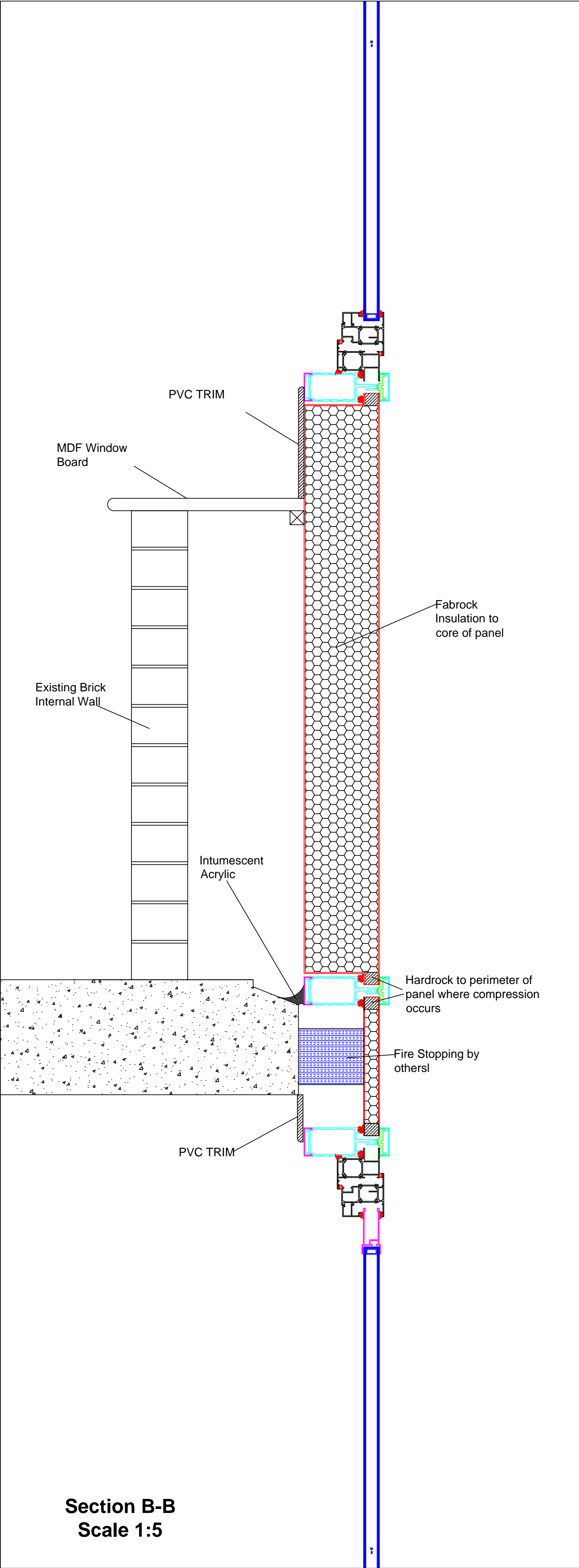
Mears Brunswick PFI

Kingfisher Commercial

Kinfisher Commercial
Valley Mills, Whitehall Road
Drighlington
BD11 1NQ
0113 2854985

Issue Date - 12/06/2018 | Drawing No - 1 | REV - B

New Panel Detail



Panel Specification

- 1.5mm aluminium face PPC to match existing.
- Main Filling - Rock wool fab rock A1
- Perimeter edge filling - Rock Wool hard rock A1
- 1.5mm aluminium top hat mill finish
- Bonded with A8520 BLU SKY Spray adhesive and D2655 Green Polyurethane Adhesive

FOR COMMENT

Revisions
-A 05/07/18 - Revised to include vertical panels to same specification as slab panels

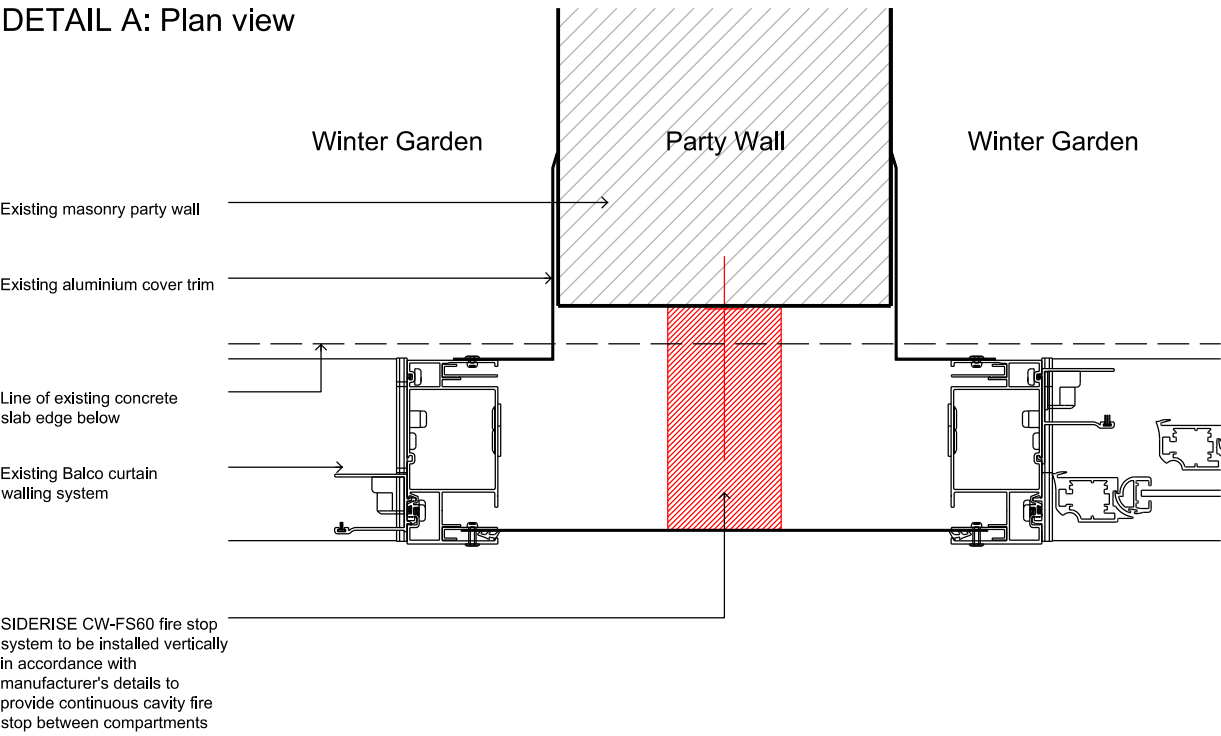
Mears Brunswick PFI

Kingfisher Commercial
Kinfisher Commercial
Valley Mills, Whitehall Road
Drighlington
BD11 1NQ
0113 2854985

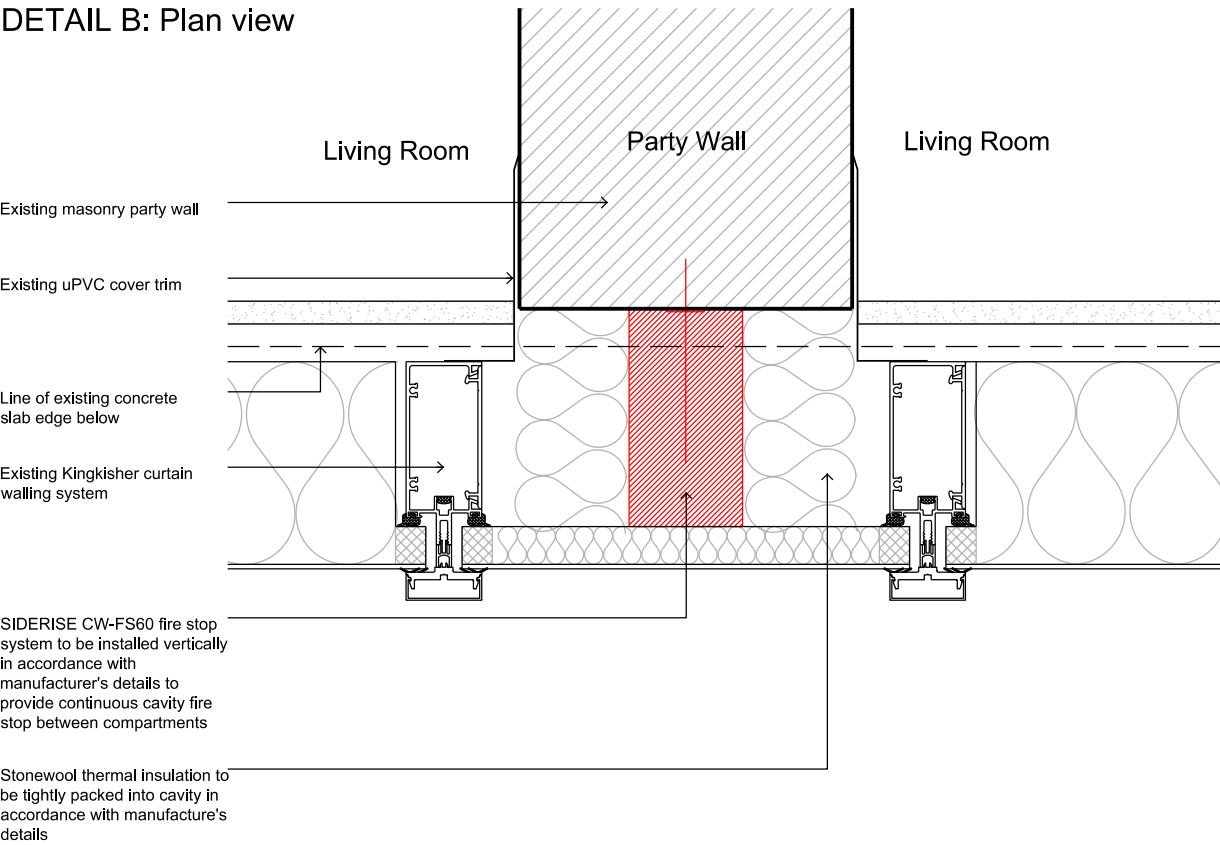
Issue Date - 12/06/2018 | Drawing No - 1 | REV - A | Drawn By - LB

New Panel Detail

DETAIL A: Plan view



DETAIL B: Plan view



B

Note:
Do not scale from this drawing.
Dimensions are to be checked on site.
If in doubt please ask.

NOTES:

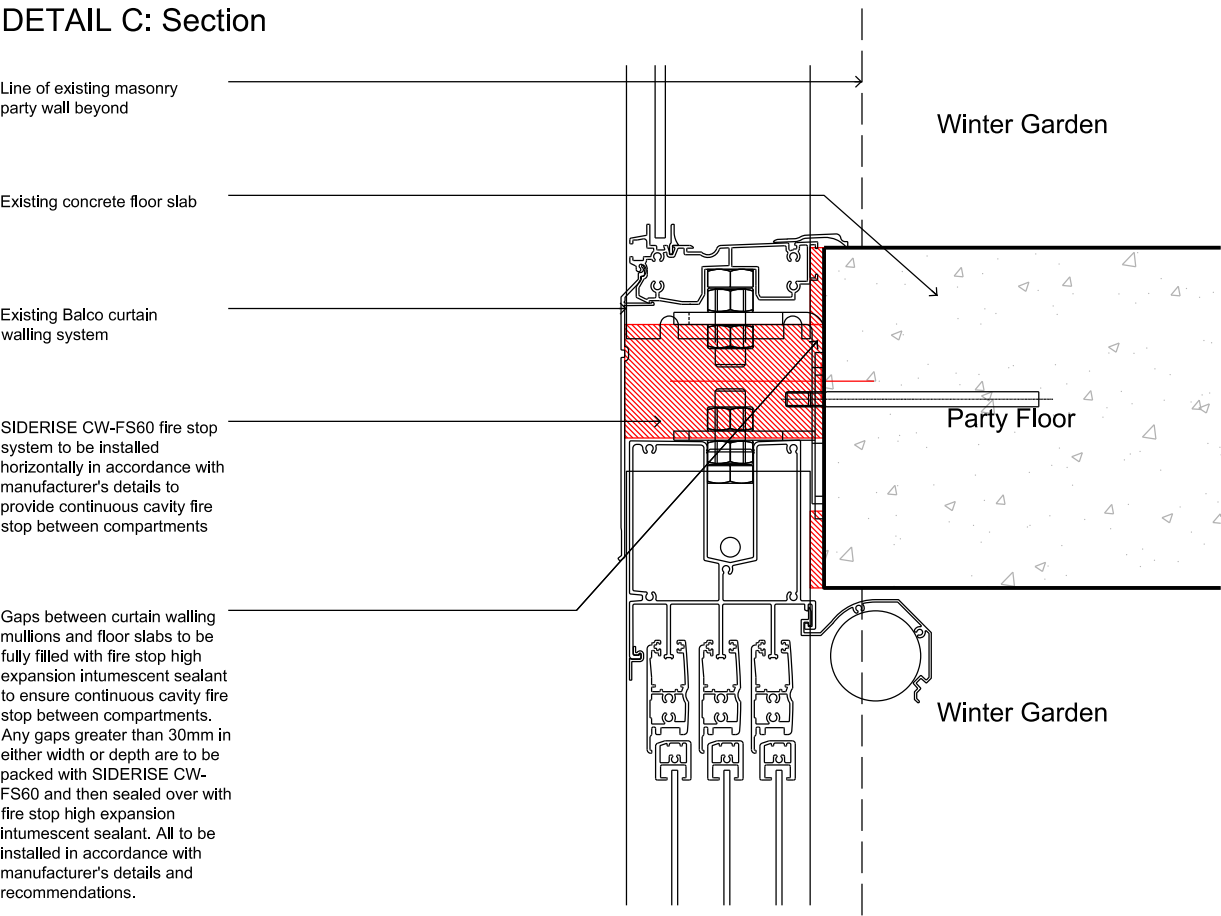
DRAWINGS PROVIDED TO SHOW TYPICAL FIRE STOPPING DETAILS BETWEEN COMPARTMENTS.

THESE DRAWINGS WILL BE SUPERCEDED BY THE SPECIALIST FIRE STOPPING INSTALLATION SUBCONTRACTORS DRAWINGS.

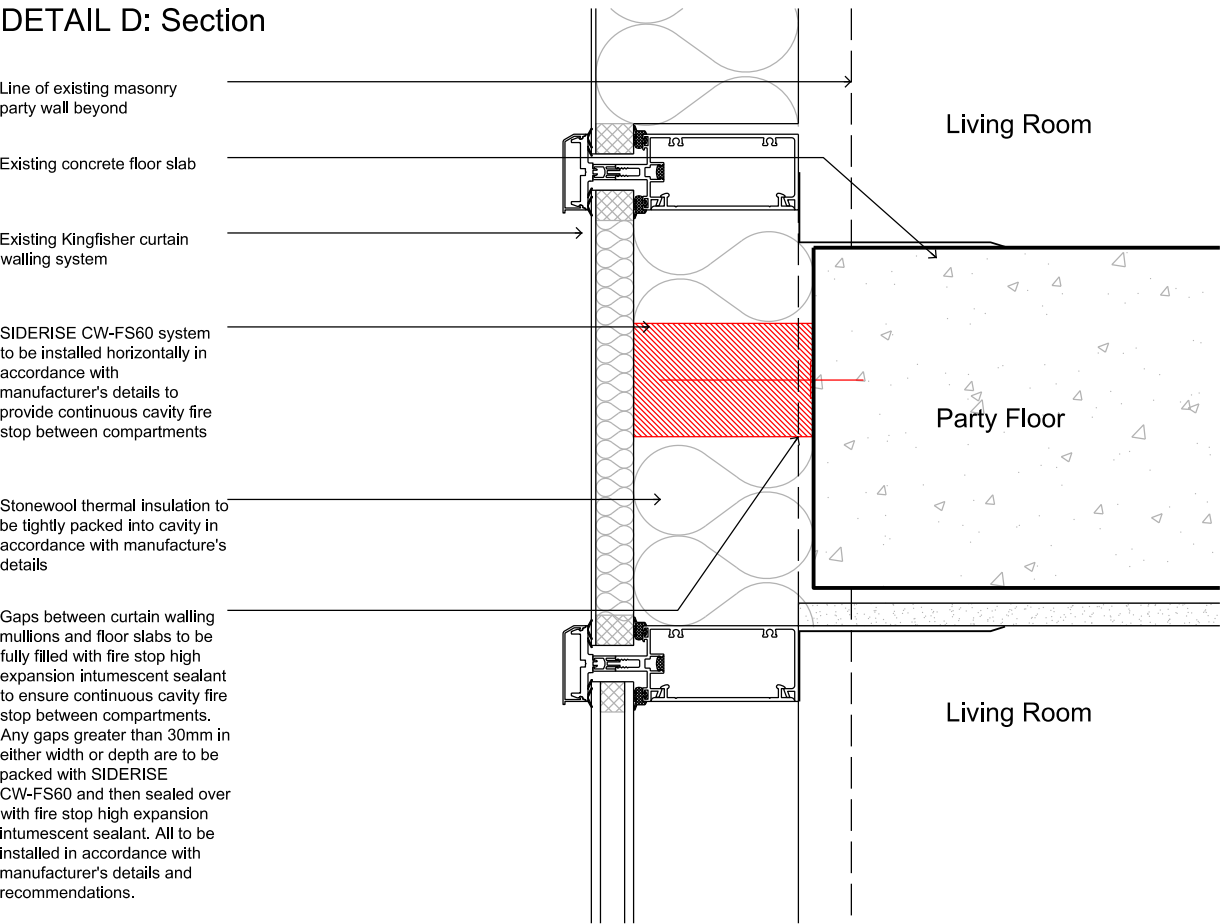
FOR FURTHER INFORMATION REFER TO SPECIALIST SUBCONTRACTORS DRAWINGS AND MANUFACTURERS DETAILS.

ALL WORKS ARE TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

DETAIL C: Section



DETAIL D: Section



C	19.07.18	Fire stop system changed to SIDERISE at Mears request
B	05.07.18	Notes amended to Fire Engineer's comments
A	03.07.18	Issued for approval
-	13.06.18	Issued to Mears for comment

Rev	Date/Intls	Details
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Buttress

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Project Title	BRUNSWICK REVERSALS		
Client	Mears Group PLC		
Location	Manchester		
Drawing Title	Brunswick High Rise Refurbishment Remedial fire stopping works Typical details		
Date	12/06/2018	Scale	1/5
Checked	-	Orig Paper Size	A3
		Status	FOR APPROVAL
Drawing ref	Job No	Drawing No	Revision
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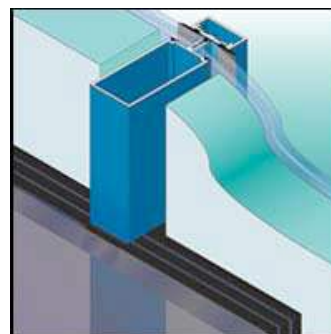
Linear gap seal for External Facades

Introduction

LAMATHERM LINEAR GAP SEALS are flexible, water resistant, intumescent linear gap seals that expand when exposed to heat. They provide a versatile means of sealing junctions between building elements against fire penetration. The compressible foam core accommodates different joint widths to allow for structural movement whilst additionally meeting

requirements for cold smoke seal, thermal and acoustic properties. Standard sizes are available to suit voids up to 100mm and to provide either a 2 hour or a 4 hour fire rating.

The material can also be used as an effective, adaptable fire stop inside cable trunkings - allowing for the installation of further cables.



linear gap seal

Product Description

LINEAR GAP SEALS are made from an open-cell flame retardant acoustic foam laminate with a graphite intumescent coating containing binders which ensure material flexibility.

In fire conditions, the seal maintains a close fitting position to prevent the passage of cold smoke. At the designed temperature, the intumescent coating begins to expand on the fire side of the joint. During this reaction, the foam gradually compresses and is replaced

by the expanding mass of intumescent graphite. The seal retains its flexibility on the non-fire side to accommodate any heat induced movement of the structural elements. Thus the fire is prevented from penetrating rapidly into the joint.

Standard Range

LINEAR GAP SEALS are supplied in 1 metre lengths of various widths and depths to suit the size of the gap and the fire rating required. The standard sizes are listed in the following Fire Rating table. For void sizes other than those tabled please contact the technical sales team.

Product Code	To suit gap size (mm)	Dimensions of Seal (mm)	Fire Rating
CJ-FS120 / 10	Up to 10	12 x 12	2 hr
CJ-FS120 / 20	11 - 20	29 x 12	2 hr
CJ-FS120 / 35	21 - 35	53 x 20	2 hr
CJ-FS120 / 50	36 - 50	60 x 25	2 hr
CJ-FS120 / 75	51 - 75	80 x 50	2 hr
CJ-FS120 / 100	76 - 100	117 x 100	2 hr
CJ-FS120 / 150	101 - 150	170 x 100	2 hr
CJ-FS240 / 10	Up to 10	12 x 25	4 hr
CJ-FS240 / 20	11 - 20	29 x 25	4 hr
CJ-FS240 / 35	21 - 35	53 x 30	4 hr
CJ-FS240 / 50	36 - 50	56 x 50	4 hr
CJ-FS240 / 75	51 - 75	80 x 75	4 hr
CJ-FS240 / 100	76 - 100	117 x 125	4 hr

10 Fire Door Report

INSPECTION REPORT ON FLAT DOORS WITHIN THE BRUNSWICK DEVELOPMENT, MANCHESTER

Client: Mears Limited ("Mears")
Site: Brunswick Development ("Brunswick"), Manchester
Survey Dates: 23RD July & 28th August 2019
Report Date: 09Th September 2019
Site Ref: HA-03-006-01

Prepared by;

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2 EXECUTIVE SUMMARY

- 2.1 HAPS were instructed by Mears to carry out an inspection and assessment of flat entrance doors installed under the works carried out by Mears at Brunswick and to provide an opinion, based on the inspections and the documents provided by the suppliers of the doors, IG Doors Limited ("IG"), as to whether the flat doors present could be confirmed as FD30S fire doors.
- 2.2 Brunswick consists of 4 high rise buildings and 9 maisonette buildings containing a total of 444 flat front doors. The door types identified across Brunswick have been categorised into 5 different types which are denoted from A to E within this report and within Appendix 1 which shows the locations of each door inspected.
- 2.3 HAPS are instructed that all doors fitted as part of the works carried out by Mears were supplied and fitted by IG and were specified by IG as FD30s fire doors at the time of supply which was in and around 2014 and 2015. Upon inspection, it appears that 20 of the doors within Brunswick were not supplied and installed as part of the works carried out by Mears as they are either older doors which were not replaced or doors that occupiers have fitted themselves. 17 of these are type C doors and three are denoted as 'Other' within appendix 1.
- 2.4 HAPS are instructed that IG provided the test data and global assessments (see documents listed below) on the basis that they provided adequate evidence that all of the doors supplied to Brunswick were FD30S fire doors.
- 2.5 It is the conclusion of this report that the data provided is sufficient to confirm that all type A doors are FD30S fire doors. Types B, D and E can be confirmed as nominal fire doors but require further testing to confirm that they meet the requirements of FD30S fire doors. No opinion can be provided with regard to type C doors or the three 'other' doors as no information is available regarding these doors.
- 2.6 It has also been noted in appendix 1 where there is no requirement for the door inspected to be a FD30S fire door.

3 PRELIMINARY NOTES

3.1 This report has been prepared by Jonny Navarrina of HAPS, who is a Certified Fire Door Inspector registered with the Fire Door Inspection Scheme (FDIS).

3.2 HAPS are a multi-disciplinary practice of Chartered Surveyors, Fire, Mechanical and Electrical Engineers located at The Whitehouse, 153 Waterloo Road Norwich, Norfolk, NR3 3HY. HAPS have the following accreditations:

- Fire Door Inspection Scheme (FDIS)
- Member of Warrington Fire – (FIRAS) Installer certification scheme
- Affiliated member of Institution of Fire Engineers (IFE)
- Registered with the Royal Institute of Chartered Surveyors (RICS)

3.3 Inspections of all 444 doors were carried out over 2 dates across the 4 high rise and 9 maisonette buildings contained within Brunswick which are set out below. Every door was visually inspected from the front and where access could be obtained also from the back. Access was obtained to the back of approximately 10% of the doors inspected which included all door types (A to E).

- i) Artillery Court (62 doors)
- ii) Lamport Court (59 doors)
- iii) Lockton Court (65 doors)
- iv) Silkin Court (65 doors)
- v) Ardeen Walk (36 doors)
- vi) Cherryton Walk (12 doors)
- vii) Helmshore Walk (25 doors)
- viii) Hursthead Walk (16 doors)
- ix) Litcham Close (20 doors)
- x) Lockton Close (26 doors)
- xi) Mancroft Walk (14 doors)
- xii) Merrow Walk (18 doors)
- xiii) Skerry Close (26 doors)

3.4 The following documents were provided to HAPS by Mears for the purposes of this report:

- i) Warrington Fire Resistance Test Report (407207) prepared for IG Doors Ltd (27th November 2018).
- ii) Chiltern Global Assessment Test Report – Number ChiltA09056 (Rev A & C).
- iii) IG Door Specification Sheets.

4 REQUIREMENTS FOR FLAT ENTRANCE FIRE DOORS

- 4.1 Approved Document B - Volume 2: Buildings other than Dwellings Houses is the Approved Document made under the Building Regulations 2010 that applies to fire safety within blocks of flats and Appendix B of the document sets out the requirements for fire doors. The version of this document that was in force in 2014 is the 2006 Edition (incorporating amendments from 2007, 2010 and 2013) which is referenced below.
- 4.2 Appendix B stipulates that all fire doors should have the appropriate performance when tested to the applicable British or European standard as set out in Table B1 of the appendix. Table B1 requires that a fire door in a compartment wall that separates a flat from a space in common use should meet the FD30S or E30Sa standard respectively which essentially requires that the door provides 30 minutes resistance against fire.
- 4.3 Appendix B provides further guidance as to the testing standards as follows: “The requirement (in either case) is for test exposure from each side of the door separately, except in the case of lift doors which are tested from the landing side only. Any test evidence used to substantiate the fire resistance rating of a door or shutter 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”.
- 4.4 It should be noted that on 31 August 2018 the Ministry of Housing, Communities and Local Government (“MHCLG”) published an advice note regarding flat entrance fire doors as a result of the failure of a number of composite doors tested following the tragic events at Grenfell Tower. The advice note states as follows: “Flat entrance fire doors should have test evidence demonstrating they meet the performance requirement in

Building Regulations guidance for fire resistance and smoke control from both sides” and that “Test evidence used should be carefully checked to ensure it is to the same specifications of the doorsets being installed”.

5 DOOR TYPE A

- 5.1 IG supplied the fire resistance test report provided by Warrington fire (WF407207) following a test burn carried out on 27th November 2018. The door which was tested was a 6-panel white Glass Reinforced Polyester (GRP) composite doorset with 3 butt hinges, central spyhole, sleeved letterbox, surfaced mounted rutland overhead closer and frame mounted 15mm intumescent strips.
- 5.2 78 of the doors surveyed within Brunswick were confirmed as the doorset which was subject to testing by Warrington Fire. A photograph of a type A doorset is displayed below as well as the technical drawing provided within the Warrington Fire Report WF407207 and photographs of the doorset subject to the test burn.
- 5.3 As per the results of the test, it can be confirmed that doorset type A meets the resistance requirements of an FD30S fire door in accordance with BS476 parts 20 and 22.
- 5.4 The type A doorsets are therefore confirmed as FD30S fire doors and consequently no further action is required with regard to testing these doorsets.

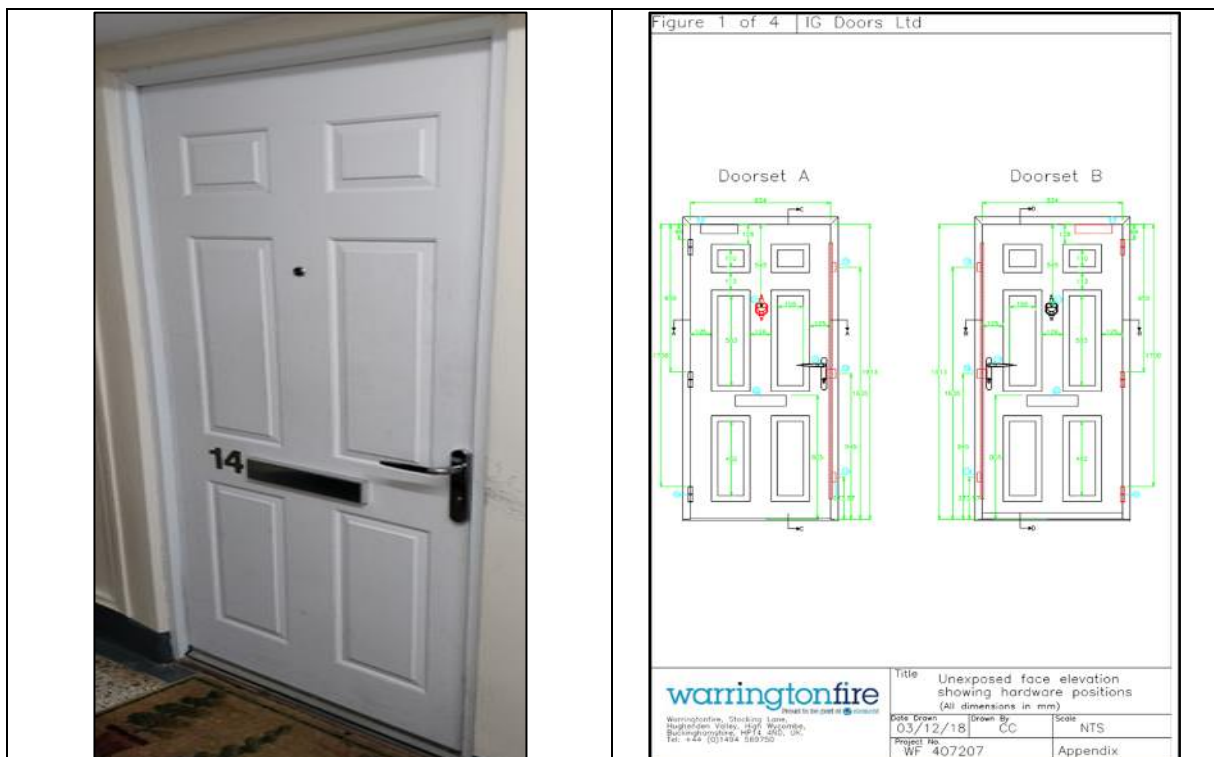


Figure 1 - Doorset Type A

Figure 2 – Technical Drawing



Figure 3 - Test Burn photographs

6 DOOR TYPE B

- 6.1 Door Type B is an 8 vertical panel white GRP composite doorset with 3 butt hinges, leading edge spyhole, sleeved letterbox, surfaced mounted rutland overhead closer and frame mounted 15mm intumescent strips. Each type B door inspected carried a *BM trada* Q mark stamp. A photograph of a type B door identified in the survey is provided below, 315 of the doors surveyed across Brunswick are type B doors.
- 6.2 The type B doorsets are of a different design and configuration to that which was tested by Warrington Fire so the fire resistance test provided by Warrington Fire cannot therefore be relied upon for door type B doorsets.
- 6.3 With reference to the Chiltern global assessments provided by IG, the most recent revision provided that was valid for the period applicable for the supply of these doorsets (2012-2017) is revision C.
- 6.4 The global assessment referred to above relies on pre existing fire resistance test evidence relating to composite doorsets produced by IG. It is stated within the document that the assessment is an evaluation of the potential fire resistance performance, if the elements were to be tested in accordance with BS476-22.
- 6.5 The global assessment concludes with the opinion that the IG composite door design, constructed in accordance with the specification documented in the global assessment, would provide a minimum of 30 minutes integrity, when tested to BS476-22.
- 6.6 The global assessment document cannot be relied on for door type B as the actual test burn data has not been supplied and it is not possible to verify the specification set out within the assessment is the same or similar specification to door type B.
- 6.7 For the reasons stated above, door type B cannot be confirmed as an FD30S fire door. However, based on the inspection carried out it can be confirmed as a 'nominal' fire door in accordance with FDIS guidelines.
- 6.8 If there is insufficient evidence to certify a door as FD30S, it can be deemed to be a nominal fire door if in the opinion of a qualified assessor the doorsets consists of components which would provide a fire resistance of 30 minutes or more.
- 6.9 For the following reasons, door type B can be considered a nominal fire door:

- The furniture present on door type B (hinges, spyhole, intumescent strips, sleeved letterbox and handles) appears identical to that which is present in door type A (which was successfully tested and proved to have the requisite fire resistance).
- The hinges are marked with the IG doors stamp and marked as BS EN 1935 Grade 7.
- The letterbox in door type B is a Norseal Advantage Plus 60-minute fire rated letterbox with its own independent test evidence.
- The intumescent strips are Pyroplex graphite intumescent 15mm strips with their own independent test evidence.
- The door blank used in door type B has the same thickness (44mm) as door type A and by external examination appears to be constructed of the same or similar material as door type A.
- All type B doors have been stamped with BM Trada Q mark ink to the door leaf.

6.10 In order to definitively confirm door type B is a FD30S fire door it will be necessary to conduct a burn test in accordance BS476-22. Alternatively, the doors could be replaced with new FD30S certified fire doors.



Figure 4- Photograph of door type B

7 DOOR TYPE C

- 7.1 17 of the doors surveyed at Brunswick were identified as door type C. Door type C is a 4-panel timber door with 4 glazed panels forming a half moon at the top of the door. These doors have no IG markings and appear to have been in situ for many years prior to the works at Brunswick being carried out by Mears.
- 7.2 In light of the above, no information is available with regard to the supplier or the specification of these doorsets and therefore no opinion can be provided as to whether they are a fire door. A photograph of a door type C doorset is provided below.



Figure 6 - Photograph of door type C

8 DOOR TYPE D

- 8.1 Door Type D is a white GRP composite doorset with 3 butt hinges, leading edge spyhole, sleeved letterbox, surfaced mounted rutland overhead closer, frame mounted 15mm intumescent strips and a vertical rectangular glazed vision panel to the leading edge of the door leaf.
- 8.2 Each type D door inspected carried a BM tradal Q mark stamp. A photograph of a type D door identified in the survey is provided below, of the doors surveyed across Brunswick 11 are type D doors.
- 8.3 The type D doorsets are of a different design and configuration to that which was tested by Warrington Fire so the fire resistance test provided by Warrington Fire cannot therefore be relied upon for door type D doorsets.
- 8.4 With reference to the Chiltern global assessments provided by IG, the most recent revision provided that was valid for the period applicable for the supply of these doorsets (2012-2017) is revision C.
- 8.5 The global assessment referred to above relies on pre existing fire resistance test evidence relating to composite doorsets produced by IG. It is stated within the document that the assessment is an evaluation of the potential fire resistance performance, if the elements were to be tested in accordance with BS476-22.
- 8.6 The global assessment concludes with the opinion that the IG composite door design, constructed in accordance with the specification documented in the global assessment, would provide a minimum of 30 minutes integrity, when tested to BS476-22.
- 8.7 The global assessment document cannot be relied on for door type D as the actual test burn data has not been supplied and it is not possible to verify the specification set out within the assessment is the same or similar specification to door type D.
- 8.8 For the reasons stated above, door type D cannot be confirmed as a FD30S fire door. However, based on the inspection carried out it can be confirmed as a 'nominal' fire door in accordance with FDIS guidelines.
- 8.9 If there is insufficient evidence to certify a door as FD30S, it can be deemed to be a nominal fire door if in the opinion of a qualified assessor the doorset consists of components which would provide a fire resistance of 30 minutes or more.
- 8.10 For the following reasons, door type D can be considered a nominal fire door:

- The furniture present on door type D (hinges, spyhole, intumescent strips, sleeved letterbox and handles) appears identical to that which is present in door type A (which was successfully tested and proved to have the requisite fire resistance).
- The hinges are marked with the IG doors stamp and marked as BS EN 1935 Grade 7.
- The letterbox in door type D is a Norseal Advantage Plus 60-minute fire rated letterbox with its own independent test evidence.
- The glazed panel within door type D is Pyroshield fire resistant glass with its own independent test evidence.
- The intumescent strips are Pyroplex graphite intumescent 15mm strips with their own independent test evidence.
- The door blank used in door type D has the same thickness (44mm) as door type A and by external examination appears to be constructed of the same or similar material as door type A.

8.11 In order to definitively confirm door type D is a FD30S fire door it will be necessary to conduct a burn test in accordance BS476-22. Alternatively, the doors could be replaced with new FD30S certified fire doors.



Figure 7 - Photograph of door type D

9 DOOR TYPE E

- 9.1 Door Type E is a GRP composite doorset (of various colours) with 3 butt hinges, central spyhole, sleeved letterbox, surfaced mounted rutland overhead closer, frame mounted 15mm intumescent strips and 4 glazed panels forming a half moon shape at the top of the door.
- 9.2 Each type E door inspected carried a BM trada Q mark stamp. A photograph of a type E door identified in the survey is provided below, of the doors surveyed across Brunswick 20 are type E doors.
- 9.3 The type E doorsets are of a different design and configuration to that which was tested by Warrington Fire so the fire resistance test provided by Warrington Fire cannot therefore be relied upon for door type E doorsets.
- 9.4 With reference to the Chiltern global assessments provided by IG, the most recent revision provided that was valid for the period applicable for the supply of these doorsets (2012-2017) is revision C.
- 9.5 The global assessment referred to above relies on pre existing fire resistance test evidence relating to composite doorsets produced by IG. It is stated within the document that the assessment is an evaluation of the potential fire resistance performance, if the elements were to be tested in accordance with BS476-22.
- 9.6 The global assessment concludes with the opinion that the IG composite door design, constructed in accordance with the specification documented in the global assessment, would provide a minimum of 30 minutes integrity, when tested to BS476-22.
- 9.7 The global assessment document cannot be relied on for door type E as the actual test burn data has not been supplied and it is not possible to verify the specification set out within the assessment is the same or similar specification to door type E.
- 9.8 For the reasons stated above, door type E cannot be confirmed as a FD30S fire door. However, based on the inspection carried out it can be confirmed as a 'nominal' fire door in accordance with FDIS guidelines.
- 9.9 If there is insufficient evidence to certify a door as FD30S, it can be deemed to be a nominal fire door if in the opinion of a qualified assessor the doorsets consists of components which would provide a fire resistance of 30 minutes or more.
- 9.10 For the following reasons, door type E can be considered a nominal fire door:

- The furniture present on door type E (hinges, spyhole, intumescent strips, sleeved letterbox and handles) appears identical to that which is present in door type A (which was successfully tested and proved to have the requisite fire resistance).
- The hinges are marked with the IG doors stamp and marked as BS EN 1935 Grade 7.
- The letterbox in door type E is a Norseal Advantage Plus 60-minute fire rated letterbox with its own independent test evidence.
- The glazed panel within door type E is Pyroshield fire resistant glass with its own independent test evidence.
- The intumescent strips are Pyroplex graphite intumescent 15mm strips with their own independent test evidence.
- The door blank used in door type E has the same thickness (44mm) as door type A and by external examination appears to be constructed of the same or similar material as door type A.

9.11 In order to definitively confirm door type E is a FD30S fire door it will be necessary to conduct a burn test in accordance BS476-22. Alternatively, the doors could be replaced with new FD30S certified fire doors.

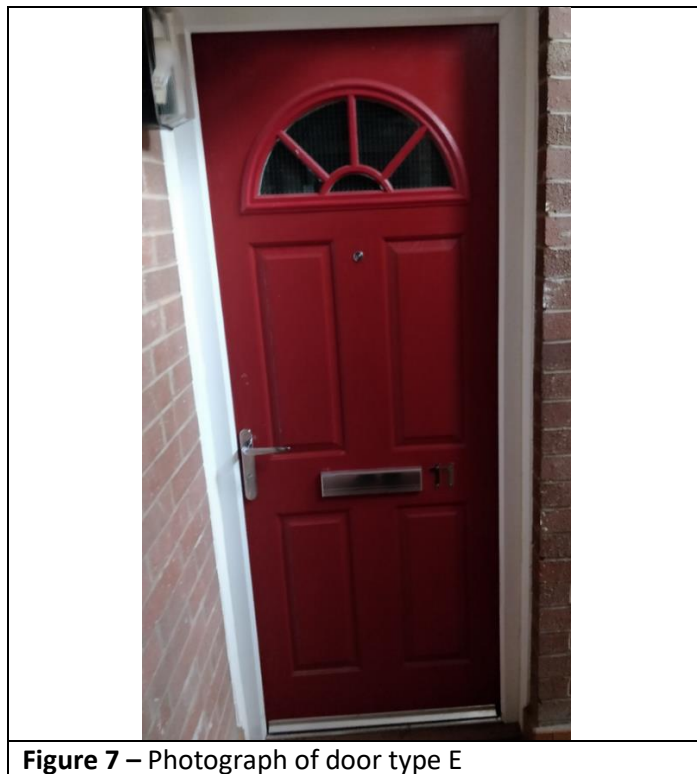


Figure 7 – Photograph of door type E

10 OTHER DOORS

- 10.1 3 doors inspected in the survey did not fall within any of the 5 categories listed A-E. 2 doors appear to have been installed by the occupants of the properties and 1 door appears to have been in situ for some time. None of the doors carried any IG door marking and were not installed under the works carried out by Mears.
- 10.2 In the absence of any information regarding these doors, no opinion is provided as to whether these doors are fire doors.

If any further information or clarity is required for the content of this report, please do not hesitate to contact us.

SIGNED

Reported by;



Jonny Navarrina
BSc (Hons)
Building Surveyor

For and on behalf of
Hughes and Associates
Property Services Ltd

Confirmed by;



Tim Hughes
BSc (Hons) MRICS
Director

For and on behalf of
Hughes and Associates
Property Services Ltd

11 APPENDICES

11.1 Appendix 1 – Schedule of Doors

Ardeen Walk

Level	Flat Number	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
0	7	N	Y	Y	E	
1	9	Y		N	A	
0	11	N	Y	Y	E	
1	13	Y		N	A	
0	15	N	Y	Y	D	
1	17	N	Y	Y	E	
1	19	N	Y	Y	E	
0	21	N	Y	Y	E	Power Assist Door
0	35	Y		N	A	
1	37	Y		N	A	
0	39	N	Y	Y	E	
1	41	Y		N	A	
0	43	N	Y	Y	E	
1	45	Y		N	A	
0	47	N	Y	Y	E	
1	49	N	Y	Y	E	
0	51	N	Y	Y	E	
1	53	Y		N	A	
0	55	Y		N	A	
1	57	Y		N	A	
0	65	Y		N	A	
1	67	N	Y	Y	E	
0	69	Y		N	A	
1	71	Y		N	A	
0	73	Y		N	A	
1	75	N	Y	Y	E	
0	77	Y		N	A	
1	79	N	Y	Y	E	
0	81	Y		N	A	
1	83	Y		N	A	
0	85	N	Y	Y	E	
1	87	Y		N	A	
0	89	Y		N	A	
1	91	N	Y	Y	E	
0	93	Y		N	A	
1	95	N	Y	Y	D	
Total					36	

Cherryton Walk

Level	Flat Number	Fire Door FD30S Compliant Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
G	2	N	Y	Y	E	
G	4	N	Y	Y	E	
1	14	N		N	Other	Door is original and does not appear to be installed by Mears
1	16	N	Y	Y	E	
G	6	N	Y	Y	E	
G	8	N	Y	Y	E	
1	20	Y		N	A	
1	18	Y		N	A	
G	12	Y		N	A	
G	10	Y		N	A	
1	24	Y		N	A	
1	22	Y		N	A	
Total					12	

Mancroft Walk

Level	Flat Number	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
G	3	N		N	C	Door does not appear to be installed by Mears, Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	5	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	7	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	9	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	11	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	13	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	15	N		N	C	Door does not appear to be installed by Mears, Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
1	17	N	Y	Y	B	
1	19	N	Y	Y	B	
1	21	N		N	Other	Door does not appear to be installed by Mears
1	23	N		Y	C	Door does not appear to be installed by Mears
1	25	N	Y	Y	B	
1	27	N	Y	Y	B	
1	29	N	Y	Y	B	
				Total	14	

Merrow Walk

Level	Flat Number	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
G	1	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	3	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	5	N		N	C	Door does not appear to be installed by Mears, Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	7	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	9	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	11	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	13	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	15	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	17	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
1	19	N	Y	Y	B	
1	21	N	Y	Y	B	
1	23	N		Y	C	Door does not appear to be installed by Mears
1	25	N	Y	Y	B	
1	27	N	Y	Y	B	
1	29	N	Y	Y	B	
1	31	N	Y	Y	B	
1	33	N		Y	C	Door does not appear to be installed by Mears
1	35	N	Y	Y	B	
				Total	18	

Litcham Close

Level	Flat Number	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
G	9	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	11	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	13	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	15	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	17	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	19	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	21	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	23	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	25	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	27	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
1	29	N	Y	Y	B	
1	31	N	Y	Y	B	
1	33	N	Y	Y	B	
1	35	N	Y	Y	B	
1	37	N	Y	Y	B	
1	39	N		Y	C	Door does not appear to be installed by Mears
1	41	N	Y	Y	B	
1	43	N	Y	Y	B	
1	45	N		Y	B	
1	47	N		Y	C	Door does not appear to be installed by Mears
				Total	20	

Lockton Close

Level	Flat Number	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
G	1	N		N	C	Door does not appear to be installed by Mears, Flats door does not open onto communal shared areas with other tenants and escape routes. No requirement for Fire Door
G	3	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	5	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	7	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	9	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	11	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	13	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	15	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	17	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	19	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	21	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	23	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	25	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
1	27	N	Y	Y	B	
1	29	N		Y	C	Door does not appear to be installed by Mears
1	31	N	Y	Y	B	
1	33	N	Y	Y	B	
1	35	N		Y	C	Door does not appear to be installed by Mears
1	37	N		Y	C	Door does not appear to be installed by Mears
1	39	N		Y	Other	Leaf and Half Composite Door
1	41	N	Y	Y	B	
1	43	N	Y	Y	B	
1	45	N		Y	C	Door does not appear to be installed by Mears
1	47	N	Y	Y	B	
1	49	N	Y	Y	B	
1	51	N	Y	Y	B	
				Total	26	

Hursthead Walk

Level	Flat No	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
G	2	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	4	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	6	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	8	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	10	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	12	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	14	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
G	16	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire
1	18	N	Y	Y	B	
1	20	N	Y	Y	B	
1	22	N	Y	Y	B	
1	24	N	Y	Y	B	
1	26	N	Y	Y	B	
1	28	N	Y	Y	B	
1	30	N	Y	Y	B	
1	32	N	Y	Y	B	
				Total	16	

Skerry Close

Level	Flat No	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comment
G	1	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	3	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	5	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	7	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	9	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	11	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	13	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	15	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	17	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	19	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	21	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	23	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	25	N		N	Other	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
1	27	N	Y	Y	B	
1	29	N	Y	Y	B	
1	31	N	Y	Y	B	
1	33	N	Y	Y	B	
1	35	N	Y	Y	B	
1	37	N	Y	Y	B	
1	39	N	Y	Y	B	
1	41	N	Y	Y	B	
1	43	N	Y	Y	B	
1	45	N	Y	Y	B	
1	47	N	Y	Y	B	
1	49	N	Y	Y	B	
1	51	N		Y	B	
				Total	26	

Helmshore Walk

Level	Flat Number	Fire Door FD30S Compliant Y/N	Nominal Y	Further Testing Required	Door Type	Comments
G	14	N		Y	C	Door does not appear to be installed by Mears, Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	8	N		Y	C	Door does not appear to be installed by Mears, Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	40	N		Y	C	Door does not appear to be installed by Mears, Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	2	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	4	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	6	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	10	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	12	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	16	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	38	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	44	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
G	46	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
1	20	N	Y	Y	B	
1	22	N	Y	Y	B	
1	24	N	Y	Y	B	
1	26	N	Y	Y	B	
1	28	N	Y	Y	B	
1	30	N	Y	Y	B	
1	32	N	Y	Y	B	
1	34	N	Y	Y	B	
1	48	N	Y	Y	B	
1	50	N	Y	Y	B	
1	52	N	Y	Y	B	
1	54	N	Y	Y	B	
1	56	N		Y	B	
				Total	25	

Lockton Court

Level	Flat No	Door Type	Certified Fire Door FD30S Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
1	1	Single	N	Y	Y	B	
1	2	Single	N	Y	Y	B	
1	3	Single	N	Y	Y	B	
1	4	Single	N	Y	Y	B	
1	5	Single	N	Y	Y	B	
1	6	Single	N	Y	Y	B	
1	7	Single	N	Y	Y	B	
1	9	Single	N	Y	Y	B	
2	10	Single	N	Y	Y	B	
2	11	Single	N	Y	Y	B	
2	12	Single	N	Y	Y	B	
2	13	Single	N	Y	Y	B	
2	14	Single	N	Y	Y	B	
2	15	Single	N	Y	Y	B	
2	16	Single	N	Y	Y	B	
2	18	Single	N	Y	Y	B	
3	19	Single	N	Y	Y	B	
3	20	Single	N	Y	Y	B	
3	21	Single	N	Y	Y	B	
3	22	Single	N	Y	Y	B	
3	23	Single	N	Y	Y	B	
3	24	Single	N	Y	Y	B	
3	25	Single	N	Y	Y	B	
3	27	Single	N	Y	Y	B	
4	28	Single	N	Y	Y	B	
4	29	Single	N	Y	Y	B	
4	30	Single	N	Y	Y	B	
4	31	Single	N	Y	Y	B	
4	32	Single	N	Y	Y	B	
4	33	Single	N	Y	Y	B	
4	34	Single	N	Y	Y	B	
4	36	Single	N	Y	Y	B	
5	37	Single	N	Y	Y	B	
5	38	Single	N	Y	Y	B	Police Entry Broken Door
5	39	Single	N	Y	Y	B	
5	40	Single	N	Y	Y	B	
5	41	Single	N	Y	Y	B	
5	42	Single	N	Y	Y	B	
5	43	Single	N	Y	Y	B	
5	45	Single	N	Y	Y	B	
6	46	Single	N	Y	Y	B	
6	47	Single	N	Y	Y	B	
6	48	Single	N	Y	Y	B	
6	49	Single	N	Y	Y	B	
6	50	Single	N	Y	Y	B	
6	51	Single	N	Y	Y	B	
6	52	Single	N	Y	Y	B	
6	54	Single	N	Y	Y	B	
7	55	Single	N	Y	Y	B	
7	56	Single	N	Y	Y	B	
7	57	Single	N	Y	Y	B	
7	58	Single	N	Y	Y	B	
7	59	Single	N	Y	Y	B	
7	60	Single	N	Y	Y	B	
7	61	Single	N	Y	Y	B	
7	63	Single	N	Y	Y	B	
8	64	Single	N	Y	Y	B	
8	65	Single	N	Y	Y	B	
8	66	Single	N	Y	Y	B	
8	67	Single	N	Y	Y	B	
8	68	Single	N	Y	Y	B	
8	69	Single	N	Y	Y	B	
8	70	Single	N	Y	Y	B	
8	72	Single	N	Y	Y	B	
0	1A	Single	N	Y	Y	B	
					Total	65	

Silkin Court

Level	Flat Number	Fire Door FD30S Compliant Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
1	1	N	Y	Y	B	
1	2	N	Y	Y	B	
1	3	N	Y	Y	B	
1	4	N	Y	Y	B	
1	5	N	Y	Y	B	
1	6	N	Y	Y	B	
1	7	N	Y	Y	B	
1	9	N	Y	Y	B	
2	10	N	Y	Y	B	
2	11	N	Y	Y	B	
2	12	N	Y	Y	B	
2	13	N	Y	Y	B	
2	14	N	Y	Y	B	
2	15	N	Y	Y	B	
2	16	N	Y	Y	B	
2	18	N	Y	Y	B	
3	19	N	Y	Y	B	
3	20	N	Y	Y	B	
3	21	N	Y	Y	B	
3	22	N	Y	Y	B	
3	23	N	Y	Y	B	
3	24	N	Y	Y	B	
3	25	N	Y	Y	B	
3	27	N	Y	Y	B	
4	28	N	Y	Y	B	
4	29	N	Y	Y	B	
4	30	N	Y	Y	B	
4	31	N	Y	Y	B	
4	32	N	Y	Y	B	
4	33	N	Y	Y	B	
4	34	N	Y	Y	B	
4	36	N	Y	Y	B	
5	37	N	Y	Y	B	
5	38	N	Y	Y	B	
5	39	N	Y	Y	B	
5	40	N	Y	Y	B	
5	41	N	Y	Y	B	
5	42	N	Y	Y	B	
5	43	N	Y	Y	B	
5	45	N	Y	Y	B	
6	46	N	Y	Y	B	
6	47	N	Y	Y	B	
6	48	N	Y	Y	B	
6	49	N	Y	Y	B	
6	50	N	Y	Y	B	
6	51	N	Y	Y	B	
6	52	N	Y	Y	B	
6	54	N	Y	Y	B	
7	55	N	Y	Y	B	
7	56	N	Y	Y	B	
7	57	N	Y	Y	B	
7	58	N	Y	Y	B	
7	59	N	Y	Y	B	
7	60	N	Y	Y	B	
7	61	N	Y	Y	B	
7	63	N	Y	Y	B	
8	64	N	Y	Y	B	
8	65	N	Y	Y	B	
8	66	N	Y	Y	B	
8	67	N	Y	Y	B	
8	68	N	Y	Y	B	
8	69	N	Y	Y	B	
8	70	N	Y	Y	B	
8	72	N	Y	Y	B	
G	1A	N	Y	Y	B	
				Total	65	

Lamport Court

Level	Flat Number	Fire Door FD30S Compliant Y/N	Nominal Door Y	Further Testing Required	Door Type	Comments
1	1	N	Y	Y	B	
1	2	N	Y	Y	B	
1	3	N	Y	Y	B	
1	4	N	Y	Y	B	
1	5	N	Y	Y	B	
2	10	N	Y	Y	B	
2	11	N	Y	Y	B	
2	12	N	Y	Y	B	
2	13	N	Y	Y	B	
2	14	N	Y	Y	B	
2	15	N	Y	Y	B	
2	16	N	Y	Y	B	
2	17	N	Y	Y	B	
2	18	N	Y	Y	B	
3	19	N	Y	Y	B	
3	20	N	Y	Y	B	
3	21	N	Y	Y	B	
3	22	N	Y	Y	B	
3	23	N	Y	Y	B	
3	24	N	Y	Y	B	
3	25	N	Y	Y	B	
3	27	N	Y	Y	B	
4	28	N	Y	Y	B	
4	29	N	Y	Y	B	
4	30	N	Y	Y	B	
4	31	N	Y	Y	B	
4	32	N	Y	Y	B	
4	33	N	Y	Y	B	
4	34	N	Y	Y	B	
4	36	N	Y	Y	B	
5	37	N	Y	Y	B	
5	38	N	Y	Y	B	
5	39	N	Y	Y	B	Police Break In
5	40	N	Y	Y	B	
5	41	N	Y	Y	B	
5	42	N	Y	Y	B	
5	43	N	Y	Y	B	
5	44	N	Y	Y	B	
5	45	N	Y	Y	B	
6	46	N	Y	Y	B	
6	47	N	Y	Y	B	
6	48	N	Y	Y	B	
6	49	N	Y	Y	B	
6	50	N	Y	Y	B	
6	51	N	Y	Y	B	
6	52	N	Y	Y	B	
6	54	N	Y	Y	B	
7	55	N	Y	Y	B	
7	56	N	Y	Y	B	
7	57	N	Y	Y	B	
7	58	N	Y	Y	B	
7	59	N	Y	Y	B	
7	60	N	Y	Y	B	
7	61	N	Y	Y	B	
7	63	N	Y	Y	B	
8	64	N	Y	Y	B	
8	65	N	Y	Y	B	
8	66	N	Y	Y	B	
G	1A	N	Y	Y	B	Flats door does not open onto communal or shared areas with other tenants and escape routes. No requirement for Fire Door
				Total	59	






Artillery Court

Level	Flat Number	Fire Door FD30S Compliant Y/N	Nominal Door Y	Further Testing Required	Door Type	Comment
0	1	Y		N	A	
0	2	Y		N	A	
1	3	Y		N	A	
1	4	Y		N	A	
1	5	N	Y	Y	D	
1	6	N	Y	Y	D	
1	7	Y		N	A	
2	8	Y		N	A	
2	9	Y		N	A	
2	10	Y		N	A	
2	11	Y		N	A	
2	12	N	Y	Y	D	
3	13	Y		N	A	
3	14	Y		N	A	
3	15	Y		N	A	
3	16	Y		N	A	
3	17	Y		N	A	
4	18	Y		N	A	
4	19	Y		N	A	
4	20	Y		N	A	
4	21	Y		N	A	
4	22	Y		N	A	
5	23	Y		N	A	
5	24	Y		N	A	
5	25	Y		N	A	
5	26	Y		N	A	
5	27	Y		N	A	
6	28	Y		N	A	
6	29	Y		N	A	
6	30	Y		N	A	
6	31	Y		N	A	
6	32	Y		N	A	
7	33	N	Y	Y	D	
7	34	Y		N	A	
7	35	Y		N	A	
7	36	Y		N	A	
7	37	Y		N	A	
8	38	Y		N	A	
8	39	Y		N	A	
8	40	Y		N	A	
8	41	Y		N	A	
8	42	Y		N	A	
9	43	Y		N	A	
9	44	Y		N	A	
9	45	Y		N	A	
9	46	Y		N	A	
9	47	Y		N	A	
10	48	Y		N	A	
10	49	Y		N	A	
10	50	Y		N	A	
10	51	N	Y	Y	D	
10	52	N	Y	Y	D	
11	53	Y		N	A	
11	54	Y		N	A	
11	55	Y		N	A	
11	56	N	Y	Y	D	
11	57	Y		N	A	
12	58	N	Y	Y	D	
12	59	N	Y	Y	D	
12	60	Y		N	A	
12	61	Y		N	A	
12	62	Y		N	A	





Total

62

Door Types

<p>Type A</p> 	<p>Type C</p> 	<p>Type E</p> 
<p>Type B</p> 	<p>Type D</p> 	

11.1 **Appendix 2** - Nominal door observations of door types B,D,E.

Q Mark Stamp	IG Hinges	Overhead Closer
		
Sleeved Letterbox		
		

11 Building Control Sign Off



**MANCHESTER
CITY COUNCIL**

Building Control

Telephone:
0161 234 4340
w.timperley@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Mr Jason Smithies
Mears Group PLC
Hendham Vale Unit 2A
Vale Park Way
Manchester
M8 0AD

Date: 21 November 2019

Our Ref: DALFP/14/00146

Dear Sir/Madam,

The Building Regulations 2010 (as amended)

Refurbishment of 839 existing homes

**Lampport Court, M1 7EQ; Lockton Court, M1 7JG; Silkin Court, M13 9UY ONLY
Brunswick Neighbourhood Bounded by Wadeson Road, Stockport Road,
Grove Village, Upper Brook Street & Mancunian Way, Manchester, M13
Application Number DALFP/14/00146**

I would like to take this opportunity to thank you for using the service of Manchester City Council for your Building Control requirements. My apologies for not having sent this to you earlier.

Please find enclosed the Completion Certificate relating to the project mentioned above.

It is recommended that these documents be kept with your deeds in a secure location as it may cause complications if they cannot be produced in the future, when required.

I trust that the service you have received has been to your satisfaction and that you will return to us for your future work.

Yours faithfully

Wayne Timperley
Building Control Manager

Copy to applicant Mr Graig Nemeth, Galliford Try Partnerships North West
Innovation House, Kelburn Court, Birchwood
Warrington, WA3 6UT



**MANCHESTER
CITY COUNCIL**

Building Control

PO Box 532, Town Hall
Manchester M60 2LA

Building Regulations Certificate of Completion

**The Building Act 1984 (as amended)
The Building Regulations 2010 (as amended)**

Reference Number: DALFP/14/00146

Builder:

Mears Group PLC, Hendham Vale Unit 2A
Vale Park Way, Manchester, M8 0AD

Description of Work:

Refurbishment of 839 existing homes
Lamport Court, M1 7EQ; Lockton Court, M1 7JG; Silkin Court, M13 9UY ONLY

Location of Building:

Lamport Court, M1 7EQ; Lockton Court, M1 7JG; Silkin Court, M13 9UY ONLY
Brunswick Neighbourhood Bounded by Wadeson Road, Stockport Road, Grove
Village, Upper Brook Street & Mancunian Way, Manchester, M13

Deposit of Particulars:

A Full plans application was deposited on 4th February 2014 under the Building Regulations Section 1(3) of the Building Act 1984.

Work Completed on: 9th November 2019

Compliance with the Building Regulations as stated in Regulation 17:

The above mentioned work has been inspected by the Building Control Section of Manchester City Council and as far as can be ascertained the work has been carried out so that the relevant provisions of the Building Regulations have been complied with.

Limitations of the Certificate:

This document does not convey approval under any other legislation other than the Building Regulations and associated legislation. A 'Certificate of Completion' is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with. A 'Certificate of Completion' is not an approval of the quality of the work carried out.

Authority:

This Completion Certificate is authorised by **Julie Roscoe**, Director of Planning, Building Control & Licensing.

Signature:

Date: **21st November 2019**