



# TOTAL FIRE GROUP LTD

## Fire Risk Assessment

Conducted at:

Littlemoor House  
Littlemoor Lane  
Oldham  
Greater Manchester  
OL4 2RQ



02 September 2022



Certificate Number	LS	0272981
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Fire Risk Assessment  
Provider (SP205)

Life Safety Fire Risk Assessment  
Silver Approved Scheme  
CERTIFICATE OF CONFORMITY



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

SCHEDULE		
Part 1	<b>NSI Life Safety Fire Risk Assessment Silver Approved Organisation</b>	
	Total Fire Group Ltd	
	<b>BAFE Registration Number</b>	
	NSI 00330	
Part 2	<b>Name of Client</b>	
	First Choice Homes Oldham	
Part 3	<b>Address of premises for which the fire risk assessment was carried out</b>	
	Littlemoor House, Littlemoor Lane, Oldham, Greater Manchester, OL4 2RQ	
	<b>Part or parts of the premises to which the fire risk assessment applies</b>	
	The common parts only.	
Part 4	<b>Brief description of the scope and purpose of the fire risk assessment</b>	
	In compliance with Article 9(1) of the RRFSA 2005.	
Part 5	<b>Effective date of the fire risk assessment</b>	02/09/2022
Part 6	<b>Recommended date for review of the fire risk assessment</b>	02/09/2023

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

<b>Signed (for and on behalf of the issuing Approved organisation)</b>	
<b>Job Title</b>	Senior Fire Safety Consultant
<b>Date</b>	

1. This certificate is used subject to NSI Regulations and Rules of the NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approval Scheme.
2. NSI reserves the right to conduct an audit by an authorised NSI representative during normal business hours, with the permission of the customer, of the fire risk assessment and its related premises in order to ensure that the said risk assessment complies with BAFE Scheme document SP205-1 (the Scheme) Section 7 and generally.
3. NSI requires every NSI LIFE SAFETY FIRE RISK ASSESSMENT SILVER Approved Company to issue a Certificate of Conformity in accordance with the Scheme for all fire risk assessments it carries out that wholly or partly address life safety.
4. The Certificate of Conformity when completed is a clear statement that the Approved Company conducted the fire risk assessment for life safety, it is suitable and sufficient and compliant with the BAFE SP205-1 Scheme document and is certified by a registered competent fire risk assessor.
5. Where life safety and other aspects of fire protection are addressed in the same fire risk assessment a Certificate of Conformity shall be issued but the certificate shall make clear that the certificate applies only to the life safety aspects of the fire risk assessment and not further or otherwise.
6. Should the customer be dissatisfied with the fire risk assessment covered by this certificate, he/she should at first contact the Approved Company at its local office. If satisfaction is not obtained, the customer should address a written complaint to the customer services department at the head office of the Approved Company. If the customer remains dissatisfied, he/she may address a written complaint, outlining the nature of his/her dissatisfaction and the circumstances of the fire risk assessor company's response, to the Customer Care Manager at NSI.

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

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

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

7. This Certificate confirms conformity with the requirements of BAFE Scheme document SP205-1 applicable at the date of issue by the issuing company. NSI does not undertake to investigate any query or complaint in relation to future changes to BAFE scheme documents, policies or other regulations that render the fire risk assessment in need of further updating. In that event, the appropriate update should be carried out by a company holding NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
8. NSI does not accept any responsibility or liability for any fire risk assessment produced by the Approved Company
9. Unless the issuing company's obligation to NSI in respect of the fire risk assessment are undertaken by another NSI Approved Company, NSI will not enforce its Rules or Standards on the Approved Company or on its successor in business in respect of any fire risk assessments after the issuing company ceases to hold NSI LIFE SAFETY FIRE RISK ASSESSMENT Approval.
10. The Certificate is issued subject to the terms and conditions of the company issuing the certificate for the fire risk assessment service.
11. On this certificate and in these terms and conditions, where the context permits, the reference to the issuing company shall include any Approved Company who shall undertake the issuing company's obligations to NSI in respect of the fire risk assessment.

Note.

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

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## TERMS AND CONDITIONS OF BUSINESS

Littlemoor House, Littlemoor Lane, Oldham, Greater Manchester, OL4 2RQ

**This fire risk assessment is in accordance with the full Terms and Conditions provided with our quotation that should be read in full.** This fire risk assessment is made without prejudice to any requirements made by Local Authority, Building Control or by the local Fire Authority. Fire assessment and evaluation of risk is a dynamic and evolving process. The Assessment that we have prepared is based on the appearance of the premises/building, number of employees, internal layout and information provided on **Friday, 2 September 2022**

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

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

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

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

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

### Contact Details

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## 1.0 Fire Risk Assessment Details

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

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

**and relates only to the premises of:**

Littlemoor House, Littlemoor Lane, Oldham, Greater Manchester, OL4 2RQ

**Responsible person(s):**

First Choice Home Oldham

**Person(s) consulted and landline contact number:**

Mr Tommy Garrett, FCHO Fire Risk Assessor.

**Fire Risk Assessor:**

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

**Audited by:**

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

**Date fire risk assessment was conducted:**

Friday, 2 September 2022

**Time:**

0930

**Date of last FRA or FRA Review (if known)**

13 Sep 2021

**Suggested date for next review:**

September 2023

**Fire risk assessment limitations:**

A Type 3 common parts and flats (Non-Destructive) Fire Risk Assessment (as detailed in the latest guidance document Fire Safety in Purpose Built Blocks of Flats) has been completed with access available to flat(s) 54 and 55.

All services or penetrations traversing fire resisting compartments were not confirmed as being sufficiently fire-stopped with fire-resisting material. Any locations that have been identified are highlighted in section 9. Where fire compartments/fire

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

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

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

### **Note**

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

## 2.0 General Premises Details

### 2.1 Number of floors:

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

### 2.2 Approximate building footprint:

550m<sup>2</sup>

### 2.3 Details of Construction and Premises:

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

Constructed in steel reinforced concrete including the walls, floors, flat roof and staircases. The flats accessed have an FD30s self-closing composite fire door with the layout consisting of an internal hallway with timber doors to habitable rooms and mains powered smoke detectors in the hallway and the one bed flat with a heat detector in the kitchen. Extract ventilation is channelled from the flat in fire-resisting construction above the entrance door and through the access corridor to the external wall. It was previously confirmed that all flats are of similar layout and construction.

The lower ground floor refuse bin room is accessed from outside and is adjacent to two externally accessed flats with no common internal area. Access to the main lobby is via an electromagnetic secured gate and door where the base of the lifts can be accessed. The lift lobby has manual opening windows on each level. The two escape stairs are each separated from the lift lobby by a fire door and are permanently vented at the top only. The three enclosed balconies are accessed through a self-closing fire door from the lift lobby with two flats on each balcony.

Mains-powered smoke detectors are provided on each balcony to automatically operate the smoke vent. Emergency lighting is fitted throughout and electromagnetic security devices are fitted to exit doors.

### 2.4 Occupancy/Purpose Groups

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

### 2.5 Approximate maximum number of persons:

141

### 2.6 Approximate maximum number of employees at any one time:

5

### 2.7 Maximum number of members of the public:

68 flats assuming 2 per flat, 136 persons.



**2.8 Occupants at Special Risk:**

<b><i>Sleeping occupants</i></b>	
Persons familiar with the premises	Yes
Persons unfamiliar with the premises	No
<b><i>Occupants with disabilities</i></b>	
Mobility-impaired	Yes
Hearing-impaired	Yes
Learning difficulties	Yes
Occupants in remote areas	No
Others	No
<b>Comments</b>	
<p>It is not known if new tenants who occupy the flats have any disabilities but an assessment of their ability to react to a fire within the premises is undertaken on taking upon residence and regularly reviewed. First Choice Homes Oldham regularly communicates with the residents to identify any vulnerable and mobility-impaired persons. Details of these are recorded in the premises information box located in the ground floor entrance foyer for the attention of the fire and rescue service in the event of a fire emergency. See recommendation 7.5-7.7.</p>	

**2.9 Fire Loss Experience**

None evident.

### 3.0 Overall Risk Rating

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

**Risk to Life: Moderate.**

The External Wall System has been remediated and the internal fire compartmentation work remains underway following a full internal survey identifying minor breaches in compartmentation. Considering the overall risk of potential fire spread the risk of harm is increased but not considered to significantly increase to cause the stay-put strategy to be revoked. There are also recommendations regarding testing, inspection, and repair of fire protection provisions and it is for these reasons, that the overall risk to life is moderate.

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

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

**Risk to Property: Moderate**

The risk of fire spreading beyond the compartment of origin is likely until all compartmentation and sprinkler installation work is completed and the overall risk to the property is considered moderate.

**Risk to Business Continuity:**

N/a

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

## 4.0 Dangerous, Flammable, Combustible Materials & Substances

### IDENTIFYING THE FIRE HAZARDS

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

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

Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
4.0	Questions 4.1 to 4.2 relate to substances and materials which are subject to the "Dangerous Substances and Explosive Atmosphere Regulations 2002" (DSEAR). No substances or materials falling into the above regulations are stored or used inside the premises.
4.8-4.10	The refuse chute has been replaced and is fully functional.

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

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

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

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

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

<b>7.0 Persons at Risk Audit: Finding(s)</b>	
Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	<b>Observation</b>
7.5-7.7	Basic information on a small number of vulnerable persons is obtained and summarised within the premises information box (red firebox in the entrance foyer) for the attention of the fire and rescue service. However, it was confirmed vulnerable persons have not been offered a person-centred fire risk assessment and that the information is updated following a PCFRA regarding what assistance may be required in the event of a fire. A suitable PCFRA considers the fire hazards and risk of harm to the subject individual and allows a series of risk reduction measures to be recommended and implemented with the goal of reducing the risk of harm from fire for that individual.
	<b>Recommended Actions</b>
7.5-7.7	<p>The FCHO fire safety manager is consulting with Greater Manchester Fire and Rescue Service community safety officers regarding safe and well visits and the process and methodology of PCFRA for individual residents.</p> <p>The minimum vulnerable person information should provide the FRS with the following:</p> <ol style="list-style-type: none"> <li>1. Identification of the location of those who may need rescue.</li> <li>2. Information on the level of resources needed to rescue the person(s).</li> </ol> <p>The location of the resident requiring assistance should be recorded on a schematic drawing of the building with one of the categories defined in the code of practice assigned to them. See commentary 7.5-7.7.</p> <p>Where a PCFRA is carried out in conjunction with the <a href="#">Specialised Housing guidance</a> or has been refused by the resident once offered, the vulnerable person information in the premises information box should be updated with any relevant information to aid firefighters in the event of a need to evacuate.</p> <p>The PCFRA should be documented to enable an overall assessment of risk to life to be carried out. See commentary 7.0 regarding the identification of vulnerable residents in purpose-built flats with regard to escape provision.</p>

Ref	COMMENTARY
7.0	<p><b>Identification of vulnerable residents in purpose-built flats with regard to escape provision</b></p> <p>As part of the fire safety management plan, it is critical that “adequate provisions” are provided for the evacuation of any disabled users. The fire safety for the building needs to take into account the disabled occupants who may have access to the premises. Purpose-built flats are afforded enhanced levels of compartmentation; these enhanced levels of fire compartmentation are generally considered “adequate provisions” that allow occupants to remain in the non-fire-affected compartment in the event of a fire elsewhere. Any failings discovered in the fire compartmentation jeopardises the evacuation strategy either locally to a flat/ floor or within the whole building and protection measures would need to be reviewed immediately. Where a simultaneous evacuation strategy is in place the Responsible Person must make reasonable provisions for the safe escape of all persons.</p> <p>There is no requirement under the Fire Safety Order for the Responsible Person to consider the means of escape from within a person flat considered a “private dwelling”, unlike the duty for protection required within the common parts for all persons. A flat occupied by any person including a vulnerable or disabled person is separate from this duty if they are unable to self evacuate from a fire affecting their flat.</p> <p>Irrespective of the legislation, two distinct evacuation stages are considered;</p> <ol style="list-style-type: none"> <li>1. Evacuation from the dwelling on fire - The Specialised Housing Guide is intended to assist Responsible Persons for purpose-built blocks of flats where disabled and vulnerable persons are housed and the recommendations in the guide go beyond the scope of the legislation. The guide recommends measures for the protection of vulnerable residents from a fire within their own flats. A disabled person living in a block of flats is best served with a Person-Centred Fire Risk Assessment (PCFRA), which may or may not lead to a Personal Evacuation Emergency Plan (PEEP), but, even if it does where trained persons are able to assist, the PCFRA will achieve far more in terms of the safety for a disabled person from the risk of fire in their own flat than focussing purely on the much more narrow issue of a PEEP. In all cases, it is likely to lead to a Personal Rescue Emergency Plan (PREP).</li> <li>2. Moving through and evacuating from the common parts. - Many persons with mobility impairment will be able to leave their own flat but may be unable to evacuate from the building (e.g. because of difficulty in negotiating stairs). In this connection, two matters need to be considered, namely relatively safe refuges and the use of existing lifts subject to the assessment of risk.</li> </ol> <p>Following consultation with the residents:</p> <ul style="list-style-type: none"> <li>• Every resident who voluntarily self-identifies to the Responsible Person as unable to self-evacuate should be subject to a PCFRA. This may lead to a PEEP or a PREP.</li> <li>• The assessment should differentiate between a person who is unable to self-evacuate from their flat and a person who is able to get out of their flat but is unable to evacuate from a relatively safe area (staircase or refuge)</li> <li>• Where a PEEP is the outcome of a PCFRA it should look to implement building safety measures where reasonably practicable to ensure that those with impairments have a plan for evacuation and should only require rescue in circumstances where this main plan cannot be implemented.</li> <li>• It should not be implied a successful evacuation will always be possible, and rescue is never needed; in some cases of severe disability, evacuation or rescue by FRS will be the only option.</li> <li>• Responsible persons should add information to the Premises Information Box (PIB) that they are aware of, for example, where they have been notified about a person with mobility impairments who has not self-declared or has refused a PCFRA/ PEEP.</li> <li>• Clarity may be necessary on whether the Responsible Person would be fulfilling the duties under the Fire Safety Order if all vulnerable persons have not been considered and given to opportunity to self-declare mobility impairments.</li> <li>• The PIB rescue information for the fire and rescue service is not the same as a PCFRA/ PEEP; this applies even where a PCFRA/ PEEP is declined since the amount of information required can vary and the PEEP/ PCFRA is particular to that person.</li> <li>• The PCFRA/ PEEP should feed into a review of the premise’s Fire Risk Assessment.</li> <li>• If the use of refuge areas is to be relied on as part of a PEEP, details about the method of communication from the place of safety should be included.</li> <li>• PCFRA/ PEEP should be reviewed as soon as practicable if the resident indicates a change in circumstances to the Responsible Person. A regular review of PCFRA/PEEPs is also required to mitigate the risk of changes to circumstances going unnoticed because residents have not updated the Responsible Person.</li> <li>• It is important that the Responsible Person understands that any PEEP, PREP, or PCFRA may require the building’s Fire Risk Assessment to be informed and updated.</li> </ul> <p>Personal plans for fire emergencies</p> <p><b>PEEP</b>, (Personal Emergency Evacuation Plan) is the term normally understood for a generally non-residential building to provide a plan separate and in addition to the normal fire plan which may include assistance to evacuate from the building by trained persons available at all times the disabled person is expected in the premises. This type of plan is generally ineffective and not recommended in purpose-built blocks of flats that do not have permanent staff on site. Reliance on friends and non-resident family members as part of a PEEP may place a vulnerable person or their nominated assistant at greater risk of harm as they may not be available at the critical time or be sufficiently trained to make a suitable dynamic assessment of the risks presented.</p> <p><b>PCFRA</b> ( Person Centred Fire Risk Assessment) The person-centred approach, based on a PCFRA, relates to the safety of residents who are at high risk from fire in their own accommodation; as such, this risk assessment and measures identified by it are outside the scope of the Fire Safety Order. The assessment is designed to reduce the potential fire hazards as far as possible depending on the personal circumstances of the disabled person, thus reducing the risk of fire, and may also include a PREP.</p> <p><b>PREP</b>, (Personal Rescue Emergency Plan) this term is born out from a PCFRA and is generally where a disabled person is in need of rescue by the fire and rescue service when all other risk reduction measures have failed. For an outbreak of fire elsewhere other than the disabled person’s flat the probability of implementing such a plan is greatly reduced. This is unlikely to arise unless there are building failures, such as loss of compartmentation.</p>




7.1	The building is a general needs block of flats and generally individual PEEPs, evacuation drills, and staff procedures are not required as there is no permanent staff. These issues should be covered in visiting contractors RAMS. Visiting staff are trained in the procedures for the building they are expected to visit.
7.5-7.7	<p>Information on residents with mobility, cognitive or sensory impairment(s).  The Grenfell Inquiry Phase 1 recommendations highlighted the need for the whereabouts and information pertaining to people with mobility, cognitive and sensory impairment(s) to support the Fire and Rescue Service (FRS) in evacuation and rescue. Due to the sensitive nature of this information and the difficulties of keeping the information up to date guidance advises that the minimum possible information is retained in the Premises Information Box (PIB) to achieve this purpose. The minimum information should provide the FRS with the following:</p> <ul style="list-style-type: none"> <li>• Identification of the location of those who may need rescue;</li> <li>• Information on the level of resources needed to rescue the person(s).</li> </ul> <p>For Fire and Rescue Service purposes a simple list of flat numbers is needed with an indicator of:</p> <ul style="list-style-type: none"> <li>• whether a person needs to be alerted that there is an incident taking place, and/or,</li> <li>• whether a person requires assistance to evacuate or be rescued, and,</li> <li>• whether any critical equipment is needed to carry assist the evacuation or carry out a rescue.</li> </ul> <p>To achieve this, the location of the resident requiring assistance should be recorded on a schematic drawing of the building with one of the categories defined in the code of practice assigned to them. Further guidance on the presentation and the nature of the information to be recorded can be found in the code of practice issued jointly by the Fire Industry Association (FIA) and the National Fire Chiefs Council (NFCC) titled <a href="#">Code of Practice for the Provision of Premises Information Boxes in Residential Buildings</a></p>
7.10	Contractor access is controlled by FCHO, no signing in book is necessary. Visitors to the flats are the responsibility of the tenants who provide access via the intercom and door entry system.
7.11	First Choice Homes Oldham in-house contractors are trained in basic fire awareness. Information to other approved contractors is provided prior to undertaking any work.


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

<b>8.0 Escape: Finding(s)</b>	
Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	<b>Observation</b>
8.6	Recent UK fire incident information has been published warning of the increase in fire incidents involving Lithium Batteries used in electric scooters, and E-bikes. In some incidents, the lithium batteries when involved in a fire have exploded increasing the fire intensity. The fire sector has issued guidance on the safe use, charging, and storage of devices with rechargeable lithium batteries.
	<b>Recommended Actions</b>
8.6	It is recommended residents are informed of the current precautions (see commentary 8.6) and the importance of not storing or charging electric scooters or E-bikes in the common parts of the block.
Ref	COMMENTARY
8.6	<p>Lithium Batteries - Electric scooters, and E-bikes</p> <p>With the increased use of e-bikes and e-scooters, comes a corresponding fire safety concern associated with their charging and storage. The use of these products is expected to continue to rise. Some fire services and fire investigators have seen a rise in e-bike and e-scooter battery fires. On occasions batteries can fail catastrophically, they can 'explode' and/or lead to a rapidly developing fire.</p> <p>Precautions when charging:</p> <ul style="list-style-type: none"> <li>• Follow the manufacturer's instructions when charging and always unplug your charger when it's finished charging.</li> <li>• Ensure you have working smoke alarms. If you charge or store your e-bike or e-scooter in a garage or kitchen ensure you install detection, heat alarms rather than smoke detectors for these areas is recommended.</li> <li>• Charge batteries whilst you are awake and alert so that if a fire should occur you can respond quickly. Don't leave batteries to charge while you are asleep or away from the home.</li> <li>• Always use the manufacturer approved charger for the product, and if you spot any signs of wear and tear or damage buy an official replacement charger for your product from a reputable seller.</li> <li>• Do not cover chargers or battery packs when charging as this could lead to overheating or even a fire.</li> <li>• Do not charge batteries or store your e-bike or e-scooter near combustible or flammable materials.</li> <li>• Do not overcharge your battery – check the manufacturer's instructions for charge times.</li> <li>• Do not overload socket outlets or use inappropriate extension leads (use un-coiled extensions and ensure the lead is suitably rated for what you are plugging into it).</li> <li>• In the event of an e-bike, e-scooter, or lithium-ion battery fire – do not attempt to extinguish the fire. Get out, stay out, Call 999.</li> </ul> <p>Precaution with storage:</p> <ul style="list-style-type: none"> <li>• Avoid storing or charging e-bikes and e-scooters on escape routes or in communal areas of a multi-occupied building. If there is a fire, it can affect people's ability to escape.</li> <li>• Responsible Persons should consider the risks posed by e-bikes and e-scooters where they are charged or left in common areas such as means of escape, bike stores, and mobility scooter charging rooms. They may wish to offer advice to residents on the safe use, storage, and charging of these products.</li> <li>• Store e-bikes and e-scooters and their batteries in a cool place. Avoid storing them in excessively hot or cold areas.</li> <li>• Follow the manufacturer's instructions for the storage and maintenance of lithium-ion batteries if they are not going to be used for extended periods of time.</li> </ul> <p>The batteries work by moving lithium particles between a negative and positive electrode to charge and discharge. To allow those particles to move easily, they are suspended in pressurised cells inside the batteries filled with volatile and flammable chemicals. The movement of the particles causes heat as the battery is charged and discharged. If the battery was badly designed or improperly used or installed, that heat can ignite the chemicals, causing flames or explosions. Damage to the thin walls that keep the different parts of the battery separate can also lead to short circuits and a corresponding heat build-up.</p>
8.11	Final exit doors are used regularly by residents and it can be reasonably expected that any fault would be reported. Daily checks are carried out by the mobile caretaker however these are not recorded unless a defect is reported.
8.17	The front and side entrance/exit doors are fitted with electromagnetic locks. To exit the premises a double push button is located adjacent to each door which has been confirmed to fail-safe in the event of a power failure and releases the door in an emergency.
8.21	The devices are fitted onto the main entrance door and all residents and their visitors should be familiar with their operation which is indicated.

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

<b>9.0 The Confinement of Fire: Finding(s)</b>	
<b>Ref</b>	<b>SIGNIFICANT FINDINGS</b>
	None.
<b>Ref</b>	<b>RECOMMENDATIONS</b>
	None.

Ref	COMMENTARY
9.1	The former louver that was boarded over with timber between the balcony and adjacent room with electrical equipment installed has been remediated to enhance the fire protection to the balcony. The boarding has been removed and infilled with blockwork.
9.1-9.2, 9.5	<p>Previously noted fire protection improvement works are nearing completion.</p> <ul style="list-style-type: none"> <li>• Fire stopping of services in the common area and within flats following a detailed passive fire protection survey is complete. There may be one or two flats still to access to complete the work, however, FCHO is taking steps to gain access into any flat where the work is incomplete.</li> <li>• Inspecting the function and operation of all the flat entrance door self-closing devices and installing overhead-type devices where the concealed jamb self-closer is defective (left in situ). Where the concealed jamb self-closer has been removed, this has been replaced with a new one of the same specification to maintain the integrity of the fire door. Completed in all but a few due to access issues that are currently being resolved. The composite flat entrance doors have been subject to a BS 476 fire test which passed for 30 minutes standard of fire resistance to both sides, new secure by design letter box plates and thumb turns on the escape side have been fitted.</li> <li>• Inspection and remediation of the fire door frame to wall gaps, cutting back expanding foam, and re-sealing with approved fire-stopping material. Completed in all but a few due to access issues.</li> <li>• Replacing the smoke and heat alarms within each flat with new BS 5839 pt.6 category D1, LD2 standard. Completed in all but a few due to access issues.</li> <li>• The glazing between the flats and enclosed balcony is being upgraded with 60-minute fire-resisting rated glazing.</li> </ul>
9.1-9.3, 9.5	<p>It was previously confirmed that the FCHO policy for all high-rise residential blocks is to carry out monthly fire precautions inspections of the common areas. The check originally included knocking on flat entrance doors to check the integrity of the door, the strips and seals remain in good condition, and the door is self-closing. During the Covid-19 pandemic, the monthly check continued without knocking on flat entrance doors and the internal check of the door and smoke detectors was not observed. The recent scope of work for the contractors means that all flat entrance doors with the exception of a few due to access difficulties which are to be resolved soon have been thoroughly checked by the contractors during the works. On completion of the joinery works all flat entrance doors should have been checked and any remedial measures carried out as part of the contract.</p> <p>Moving forward a quarterly check by BM Trada trained FCHO operatives of all communal fire doors and the exterior of all flat entrance doors is carried out. During the quarterly inspection, a number of flats are accessed and checked to confirm the internal fire precautions and the condition of the self-closing device and internal face of the doors with the aim of inspecting fully all flat entrance doors in a 12-month period.</p>
9.2	The flat entrance doors are of composite material and specified at the time of installation as FD30s doors. FCHO had a sample fire test arranged for one of the types of doors fitted but this was cancelled due to the Covid-19 pandemic. A further test (to include both sides of the door) was arranged as advised in the MHCLG guidance and the test specimen passed the fire test for 30 minutes rated fire door. Most of the doors have since been upgraded with secure by design fire-rated letter boxes and a thumb turn on the internal face for ease of evacuation in an emergency.
9.5	<p>Example of fire stopping to services before being covered over.</p> 

9.7	<p>It was previously identified that changes had occurred to the ventilation of the refuse chute rooms which were a departure from the recommendation for ventilation in current Building Regulation guidance. The services of a fire engineer were obtained as recommended in a previous fire risk assessment to provide justification for the omission of the vents and to assess the risk of harm to relevant persons. The subsequent design note produced was submitted to the enforcing authority for approval which was accepted and approval was obtained for the alterations.</p> <p>(Extract from the design note for approval). The design of the refuse chute presents a variation from prescriptive guidance as the approach to the refuse chute is not provided with 0.2m<sup>2</sup> permanent ventilation. However, the prescriptive guidance is to provide an optional route for achieving compliance with the Building Regulations, and is not a single acceptable route for compliance. The design features have been reviewed and it was proposed that the installation did not represent an unreasonable hazard and is be deemed to maintain compliance with the intent of the requirements to Part B of Schedule 1 of the Building Regulations 2006.</p> <p>The basis for the provision of 0.2m<sup>2</sup> permanently open ventilation is to prevent the accumulation of combustible gases released from stored refuse which could ignite and pose a risk to occupants. The chute access room is not used for the storage of refuse and is provided only to maintain the separation of the refuse chute from the rest of the building and its escape routes. All refuse is stored in the refuse storage room at the lowest floor of the building, which is provided with sufficient ventilation to prevent the accumulation of ignitable gases. The refuse chute is connected to this room via the ceiling and the refuse chute is also provided ventilation at its head to prevent the accumulation of ignitable gases, either spread by the connection to the storage room or released by a potential blockage within the chute itself. There would be no source of ignitable gasses within the chute access room, as it is not to be used for storage, and it is unlikely that a significant quantity of ignitable gases would diffuse from the refuse storage room or from the refuse chute into the access room as both of these are independently ventilated.</p> <p>This justification by the DFC fire engineers means it is vitally important that combustible waste is not allowed to build up in the refuse chute rooms on the upper levels.</p>
9.8	<p>Previously identified, part of the balcony ceiling had been dismantled outside flat 3 on the ground floor exposing the ventilation ducting from the flat to the external wall of the balcony. The duct appeared to be of PVC construction and traverses the compartment wall of the flat through a metal sleeve with what appears to be a fire-stopping vent duct wrap inserted between. It is assumed all the other flats have the same configuration as it was confirmed at the time by the contractors during installation in 2014.</p> 
9.13	<p>The external façade consisting of cement-based rendered EPS insulation has been removed and replaced with a rendered mineral wool insulation without any cavities.</p> <p>Flats are provided with balconies that are part of the original structure and constructed of non-combustible materials. First Choice Homes Oldham displays a document which states not to use or store BBQs, gas cylinders or anything flammable on the balconies.</p> <p>Some residents may store combustible household items excessively on the balcony which was not observed during the assessment. This forms part of the monthly common area check. The balconies observed were not unduly cluttered with household items with some having outdoor furniture and pot plants.</p> <p>Documentary evidence obtained by FCHO from the principal contractor indicates that the materials forming part of the external wall conform to European Classification A2-S1 d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009.</p>
9.14	<p>Bags of rubbish were previously left in a number of refuse chute rooms. The recent installation of a new refuse chute and the removal of existing permanent ventilation to the rooms has been justified by way of a design note by DFS fire engineers and approved by LA Building Control on the basis that the refuse rooms should be maintained sterile areas with no fire risk within to reduce the risk of smoke spread into the landing lobby escape route. The rooms were noted to be clear of rubbish on this visit.</p>

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

<b>10.0 Fire Alarm System: Finding(s)</b>	
Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
10.1	Each flat is being upgraded with a BS 5839 Pt.6 category D1 LD2 standard fire alarm system.
10.1-10.4	Automatic fire detection has been provided in all the enclosed balconies as part of the automatic opening smoke ventilation system. There is no requirement for a fire alarm within the common areas. Access was gained to two flats on this occasion to confirm a mains powered smoke alarm is fitted in the circulation area.
10.5	The balcony smoke alarms are tested as part of the AOV maintenance schedules with records maintained centrally.



<b>11.0 Emergency Escape Lighting</b>		
<b>11.1</b>	Has the provision of emergency lighting been considered? Working hours, windowless areas, open access areas>60m <sup>2</sup> , toilets>8m <sup>2</sup> .	Yes
<b>11.2</b>	Is emergency lighting provided in accordance with guidance relevant to the purpose group for the premises? (BS5266, ADB)	Yes
<b>11.3</b>	Does it illuminate escape routes, exits, corridors, hazards or obstructions, changes in floor level, signs, fire alarm call points and firefighting equipment?	Yes
<b>11.4</b>	Is the emergency lighting beyond the final exit adequate so that persons can reach a place of safety?	Yes
<b>11.5</b>	Are routine checks carried out in accordance with the appropriate standard to which the system conforms – i.e. daily, monthly, 6 monthly and annual checks?	Yes
<b>11.6</b>	Are records of maintenance kept?	Yes
<b>11.7</b>	Is normal lighting adequate and in working order?	Yes


<b>11.0 Emergency Escape Lighting: Finding(s)</b>	
<b>Ref</b>	<b>SIGNIFICANT FINDINGS</b>
	None.
<b>Ref</b>	<b>RECOMMENDATIONS</b>
	None.
<b>Ref</b>	<b>COMMENTARY</b>
11.5-11.6	Annual inspections are undertaken by a qualified engineer from the appointed contractor (Rex Group). The system is also tested monthly in accordance with standards. No records were observed.

## 12.0 Fire Fighting Equipment, Systems & Fixed Installations

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

<b>12.0 Fire Fighting Equipment, Systems &amp; Fixed Installations: Finding(s)</b>	
Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	<b>Observation</b>
12.7-12.8	The residential sprinkler installation is near completion. There are outstanding flats to be accessed and the commissioning will take place in the near future. It is essential that the fire protection measures integrated in the building function in a fire. The sprinklers should be inspected on a regular schedule to ensure that they are available and functional at all times.
	<b>Recommended Actions</b>
12.7-12.8	On commissioning of the sprinklers, a system of maintenance and testing should be initiated in accordance with BS 9521. It is important that the sprinklers are not painted over, since this can slow their response to a fire. Concealed sprinklers hide the sprinkler using a cover plate, which falls away when the solder holding it in place melts. It is particularly important that this cover plate is not painted over. Suitable advice should be passed on to the residents.
Ref	COMMENTARY
12.0	There are no fire extinguishers within the common areas. It is not normally considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate.
12.0	<p>The Fire Safety (England) Regulations 2022 will require the majority of the recommendations made by the Grenfell Tower Inquiry in its Phase 1 report to be implemented which required a change in the law. The regulations will come into force on 23 January 2023 following the publication of supporting guidance which is due later in 2022.</p> <p>For high-rise residential buildings (a multi-occupied residential building at least 18 metres in height or 7 or more storeys), responsible persons must:</p> <ul style="list-style-type: none"> <li>• share electronically with their local fire and rescue service (FRS) information about the building's external wall system. This is awaiting the go-ahead from GMFRS who are providing an upload facility.</li> <li>• provide the Fire and Rescue Service with electronic copies of floor plans and building plans for the building, As above.</li> <li>• keep hard copies of the building's floor plans, in addition to a single-page orientation plan of the building, and the name and UK contact details of the responsible person in a secure information box which is accessible by firefighters. This is contained in the PIB at Littlemoor House.</li> <li>• The installation of wayfinding signage in all high-rise buildings which is visible in low light conditions. (This may include Low-level numbering of flats, floor levels, and emergency exit signage). This has been upgraded.</li> </ul>
12.0	<p>The following Grenfell Tower Inquiry recommendations are implemented/ being considered as part of the overall fire safety improvement works:</p> <ul style="list-style-type: none"> <li>• The installation of an Emergency Alert System for use by the fire and rescue service. (nearing completion) As previously recommended an Emergency Alert System (EAS) for the sole use by the Fire &amp; Rescue Service (FRS) is being installed and is still to be commissioned when final works are completed. The activation panel is to be located in the entrance lobby near the PIB where the access key is to be kept.</li> <li>• Firefighting lift inspection (N/A for passenger lifts)) and monthly firefighter control function tests is carried out.</li> <li>• Prepare and regularly update PEEPs and include information on vulnerable persons and their peeps in the Premises Information Box. (This was confirmed to have been updated recently) The process of carrying out and implementing Person Centred Fire Risk Assessments (PCFRA) for the small number of identified vulnerable residents is being explored with the community fire safety contact at GMFRS.</li> <li>• Provide fire safety instructions including how and when to evacuate the building in an easily understandable format with regard to the building and knowledge of the occupants. (Language) This is regularly repeated and revised where necessary.</li> <li>• A check to ensure all fire door self closers including flat entrance doors are operating effectively. (GTI recommends 3 monthly checks) but given the size of the task and the number of well-managed buildings involved, the 12 monthly FCHO expectation along with the quarterly communal and external flat entrance door checks may be considered reasonable unless significant defects are regularly found/reported).</li> </ul>
12.10	A dry riser outlet is located in a separate lobby off the lift landing lobby.

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

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

### 14.0 General Fire Safety Procedures

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

### 14.0 General Fire Safety Procedures: Finding(s)

Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
14.1-14.4	Any reports of fire or false alarms should be fully investigated and where necessary control measures implemented to reduce the possibility of further occurrences. Following any outbreak of fire affecting the common areas, the Fire Risk Assessment should be reviewed to identify if any further risk reduction measures are necessary.
14.7	Mr Alex Swift the FCHO Fire Safety Manager on behalf of FCHO has responsibility for fire safety.
14.8	Operational fire service crews have visited on a familiarisation visit and a premises information board was suggested and obtained which is placed in the entrance lobby.

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

<b>15.0 Fire Safety Management: Finding(s)</b>	
Ref	SIGNIFICANT FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
15.1	First Choice Homes Oldham appoint approved contractors where necessary.  It should be noted that works carried out on fire protection systems ought to be carried out in accordance with the relevant standard for the system being repaired/installed. The person carrying out such alteration/installation has a duty to take general fire precautions to ensure the premises remain safe under Article 5 (3) of the Regulatory Reform Fire Safety Order 2005 where so far as the requirements relate to matters within their control during installation repair and maintenance.
15.4	All employees receive basic fire safety awareness training; there were no records kept on site.
15.5	As fires are more frequent during refurbishment and/or alteration, it is important that any additional risks are evaluated, particularly when the building is occupied. Contractors have a duty to carry out a risk assessment and inform the client of any significant findings and of the remedial measures identified. Their impact on the building should be closely monitored with regard to (amongst others), damage to party walls, and the introduction of sources of ignition and combustible materials, the blocking of exit routes or fire doors being wedged open.
15.6	All approved contractors are provided as part of the service level agreement and are expected to have been vetted to satisfy the requirements regarding "permits to work".
15.8, 15.11	Given the 'stay put' policy that is adopted in the block of flats, assembly at a designated place serves little purpose. Only persons affected by the fire will escape to outside the building where the fire service will arrive once called.
15.12	The principal mode of evacuation for the residential accommodation is that only the occupants of the flat/apartment of fire origin will evacuate. This standard approach reflects the degree of compartmentation present in this building. The Grenfell tower fire phase 1 inquiry recommended that the owner and manager of every high-rise residential building be required by law to draw up and keep under regular review evacuation plans. Information on the building and any specific hazards and fire safety measures are provided for the Fire and Rescue Service during familiarisation visits and also placed in the premises information box.
15.13	The fire action notices by the lifts have previously been replaced with a new "Stay Safe" notice which has been produced and agreed in conjunction with Greater Manchester Fire and Rescue Service. This is based on the "Stay Put" fire safety strategy and has been provided for reassurance of the residents and that if they feel at risk then they should evacuate as generally not clearly stated in previous stay put fire evacuation strategies.

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

<b>16.0 Fire Emergency Plan: Finding(s)</b>	
<b>Ref</b>	<b>SIGNIFICANT FINDINGS</b>
	None.
<b>Ref</b>	<b>RECOMMENDATIONS</b>
	None.
<b>Ref</b>	<b>COMMENTARY</b>
16.2	<p>The fire-resisting construction of the flats means an outbreak of fire is likely to be contained within the flat of origin. The high degree of compartmentation means other residents are in a reasonably safe place within their own flat while a fire in an adjacent flat is dealt with. This is a 'stay put' policy and is most appropriate for this premises.</p> <p>However, there are ongoing works to install sprinklers and cabling and outstanding access to a small number of flats to complete fire protection works. This together with the deficiencies identified may impact the containment of fire from the area/compartment of fire origin. Currently, it is deemed there is an increased risk to life for occupants whilst a 'stay put' policy remains. The overall risk to life is detailed in section 3.</p> <p>As the deficiencies in the compartmentation are addressed, the risk of fire spreading beyond the compartment of origin is likely to decrease and thus the overall risk to life will begin to reduce. There are also findings not relating to compartmentation which ought to be addressed. Whilst these do not directly affect the suitability of a stay-put policy, the risk to life is likely to remain increased until all the significant findings in the FRA are addressed.</p> <p>An example procedure is provided below which ought to be communicated to each resident. Residents ought to have a clear understanding of what actions to take should a fire situation change and they need to evacuate the building.</p>

## Fire Emergency Plan FLATS

### STAY PUT POLICY

#### **GENERAL ADVICE TO RESIDENTS**

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

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

#### **AT ALL TIMES**

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

#### **IF A FIRE BREAKS OUT IN YOUR FLAT**

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

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

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

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

#### **CALLING THE FIRE SERVICE**

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

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

- 1) Dial 999.
- 2) When the operator answers give the telephone number you are ringing from and ask for the FIRE service.

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

**Littlemoor House, Littlemoor Lane, Oldham, Greater Manchester, OL4 2RQ**

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

**THE ABOVE PROCEDURE SHOULD BE COMMUNICATED TO EACH RESIDENT.**



## 17.0 Risk Analysis, Priority Ratings and Fire Risk Ratings

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

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

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

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

Definitions:	
<b>Hazard:</b>	An article, substance, machine, installation or situation with potential to cause harm, loss or both. A fire hazard is a hazard that has the potential to cause a fire or promote fire development and/or spread.
<b>Risk:</b>	A measure of the probability that the potential for harm or loss posed by the hazard will materialise, combined with the potential extent and severity of the harm and/or damage that may result.
<b>Harm:</b>	Physical injury, death, ill health, property and equipment damage and any form of associated loss, which could cause harm.
<p>To determine the risk rating two main areas are considered, the likelihood of an outbreak of fire and the potential for that outbreak to cause harm to persons, property and business continuity.</p> <p>The likelihood of fire outbreak is given a rating of highly unlikely, unlikely and likely, this is then multiplied by the harm potential rating of slight, moderate and serious harm.</p> <p>The level of fire risk is then quantified as <b>negligible, tolerable, moderate, substantial or intolerable</b>. The subjective risk rating is calculated and the risk level determined within the following parameters:</p>	
<b>Negligible Risk</b>	Where the combination of severity of harm and likelihood is very low and there is minimal risk to people's lives. The risk of a fire occurring is rare and the potential for fire spread is negligible, also where the overall fire safety management is of a high standard. No further action is normally required unless circumstances change. A reassessment should take place on the review date.
<b>Tolerable Risk</b>	Where the present systems, facilities or management procedures are reasonably satisfactory at the time of the assessment. Escape should be carried out unaided with effective fire safety management procedures in place. Possible minor actions may be required, with a reassessment being conducted at the review stage.
<b>Moderate Risk</b>	The present systems, facilities or management is unsatisfactory in some areas. Where a fire could occur and the available time needed to evacuate may be reduced by the speed of the development of fire, also where the reaction time of occupants may be slower because of the type of persons present e.g. sleeping, elderly or infirm or where there are large numbers of persons or complex escape routes. Remedial actions will be required with some control measures being implemented. A reassessment should be made once the control measures have been put in place.
<b>Substantial Risk</b>	Where the combination of severity and probability is high and urgent action must be taken to reduce the risk. Where a fire is likely or highly likely to occur and the spread of fire development would be such that the available escape time would be substantially reduced. Premises identified with substantial risk areas will normally require the provision of considerable resources in the form of equipment, training, information and management to mitigate the risks.
<b>Intolerable Risk</b>	Where the combination of severity and probability is such that extreme harm or death will occur and there is a real threat of an outbreak of fire. Action must be taken to immediately reduce the risk, ideally to a tolerable level. If this cannot be achieved, then consideration must be given to prohibiting or limiting the use of all or part of the premises until such risks can be reduced. Reassessment is required following implementation of the immediate or interim control measures.

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

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

### FIRE RISK RATING MATRIX

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

## 18.0 Summary of Findings

FRARef	Hazard or Defect	Action Required	Hazard Priority	Risk Rating	Action By	Review Date	Contractor Completed
<b>THERE WERE NO SIGNIFICANT FINDINGS OTHER THAN THE INFORMATION IN THE RECOMMENDATIONS BELOW</b>							

## 19.0 Recommendations

FRARef	Observation	Recommended Action	Risk Rating	Contractor Completed
7.5-7.7	It was confirmed vulnerable persons have not been offered a person-centred fire risk assessment.	The location of the resident requiring assistance should be recorded on a schematic drawing of the building with one of the categories defined in the code of practice assigned to them. See commentary 7.5-7.7.	Substantial	
8.6	Recent UK fire incident information has been published warning of the increase in fire incidents involving Lithium Batteries used in electric scooters, and E-bikes.	It is recommended residents are informed of the current precautions (see commentary 8.6) and the importance of not storing or charging electric scooters or E-bikes in the common parts of the block.	Moderate	
12.7-12.8	The residential sprinkler installation is near completion. There are outstanding flats to be accessed and the commissioning will take place in the near future.	On commissioning of the sprinklers, a system of maintenance and testing should be initiated in accordance with BS 9521.	Moderate	

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

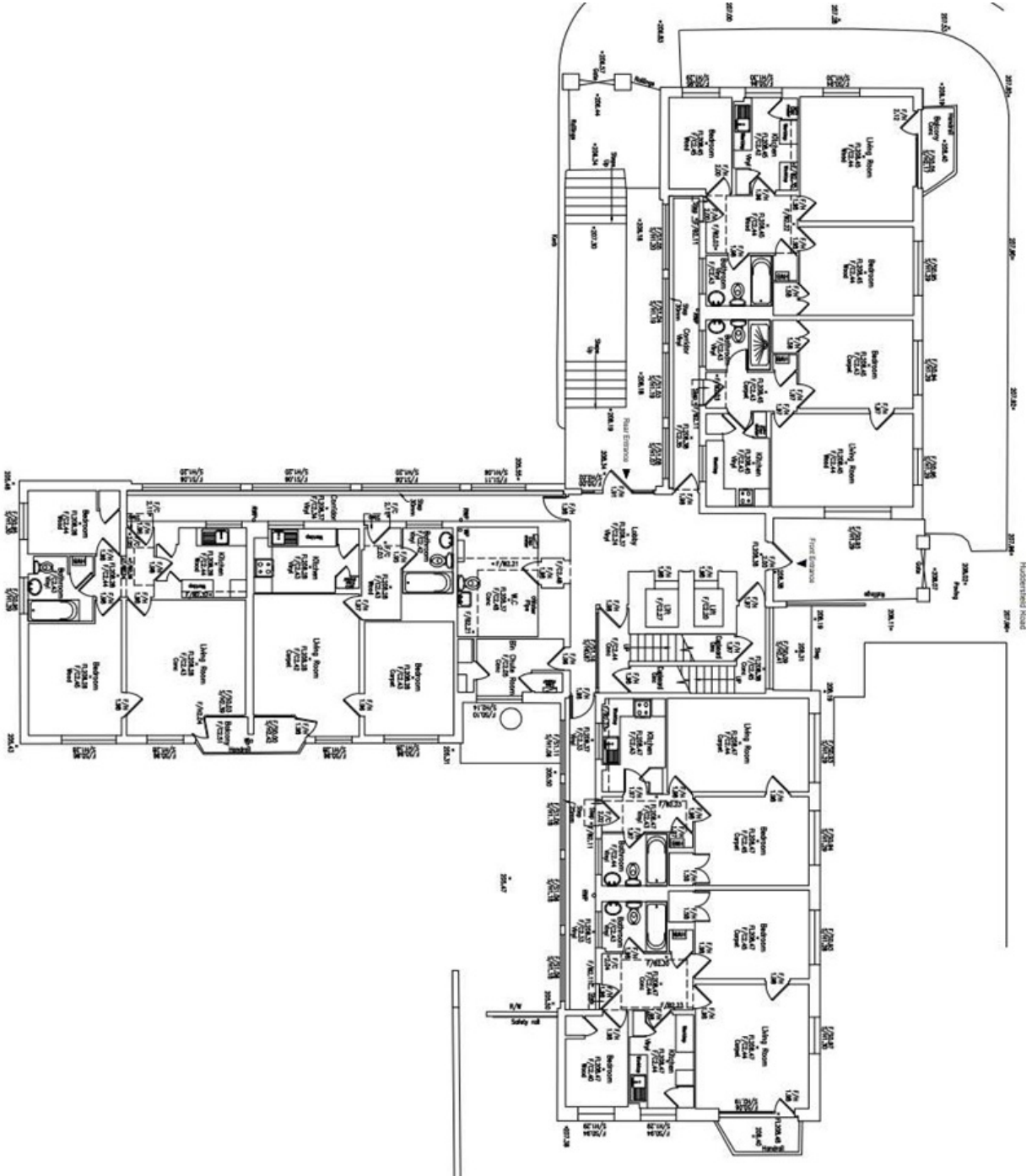
**IT IS FOR THE RESPONSIBLE PERSON TO DETERMINE WHETHER THE USE OF THE PREMISES, THE NATURE OF THE OCCUPANTS, THE PROPERTY PROTECTION, DAY TO DAY OPERATIONS AND THE FIRE SAFETY MANAGEMENT WOULD BE ENHANCED BY THE IMPLEMENTATION OF ANY RECOMMENDATIONS. THEY DO NOT CONSTITUTE A SIGNIFICANT FINDING.**

## 20.0 Commentaries

FRARef	Observation	Recommended Action	Risk Rating	Contractor Completed
<b>THERE WERE NO COMMENTARIES.</b>				

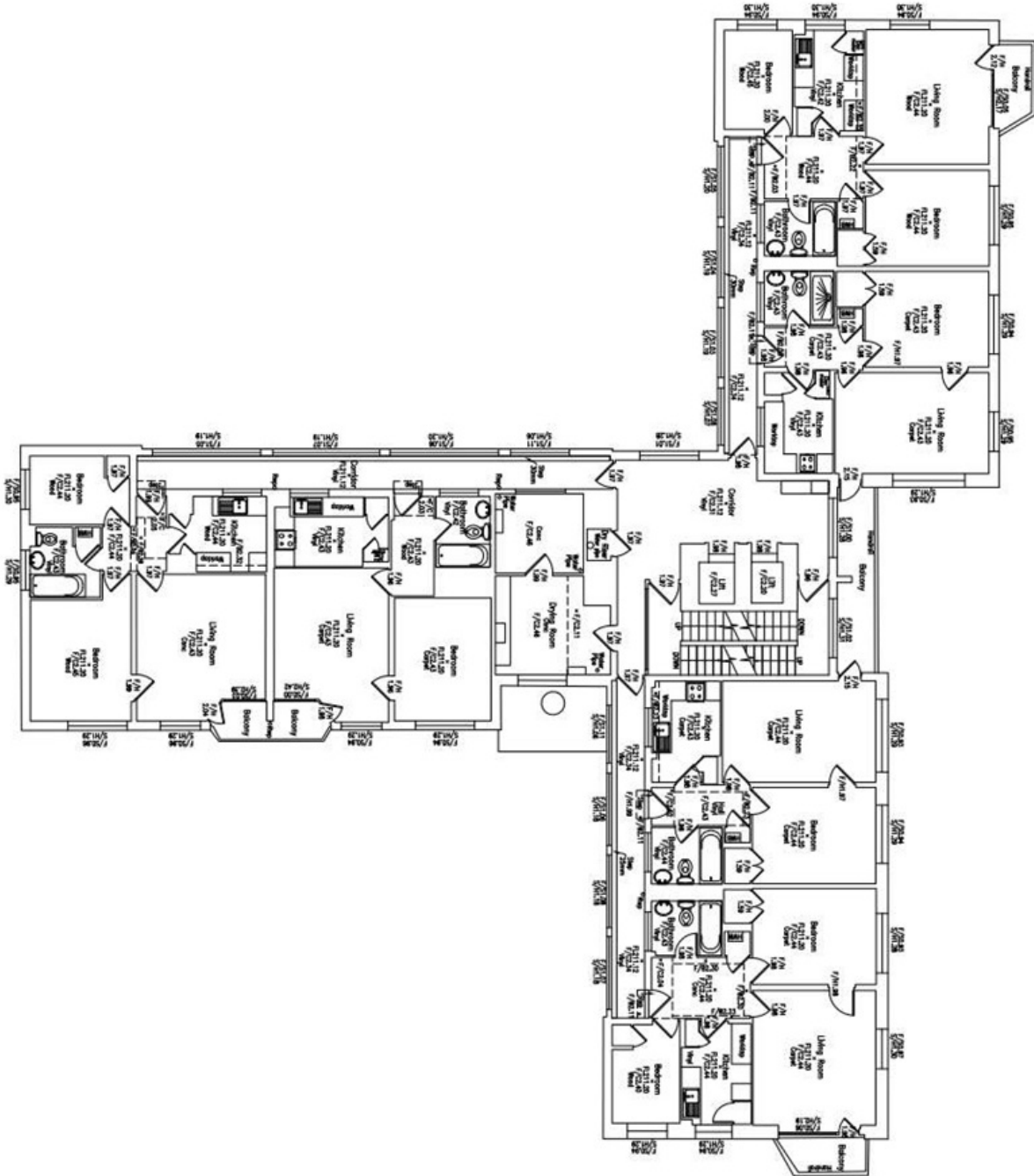


Ground floor

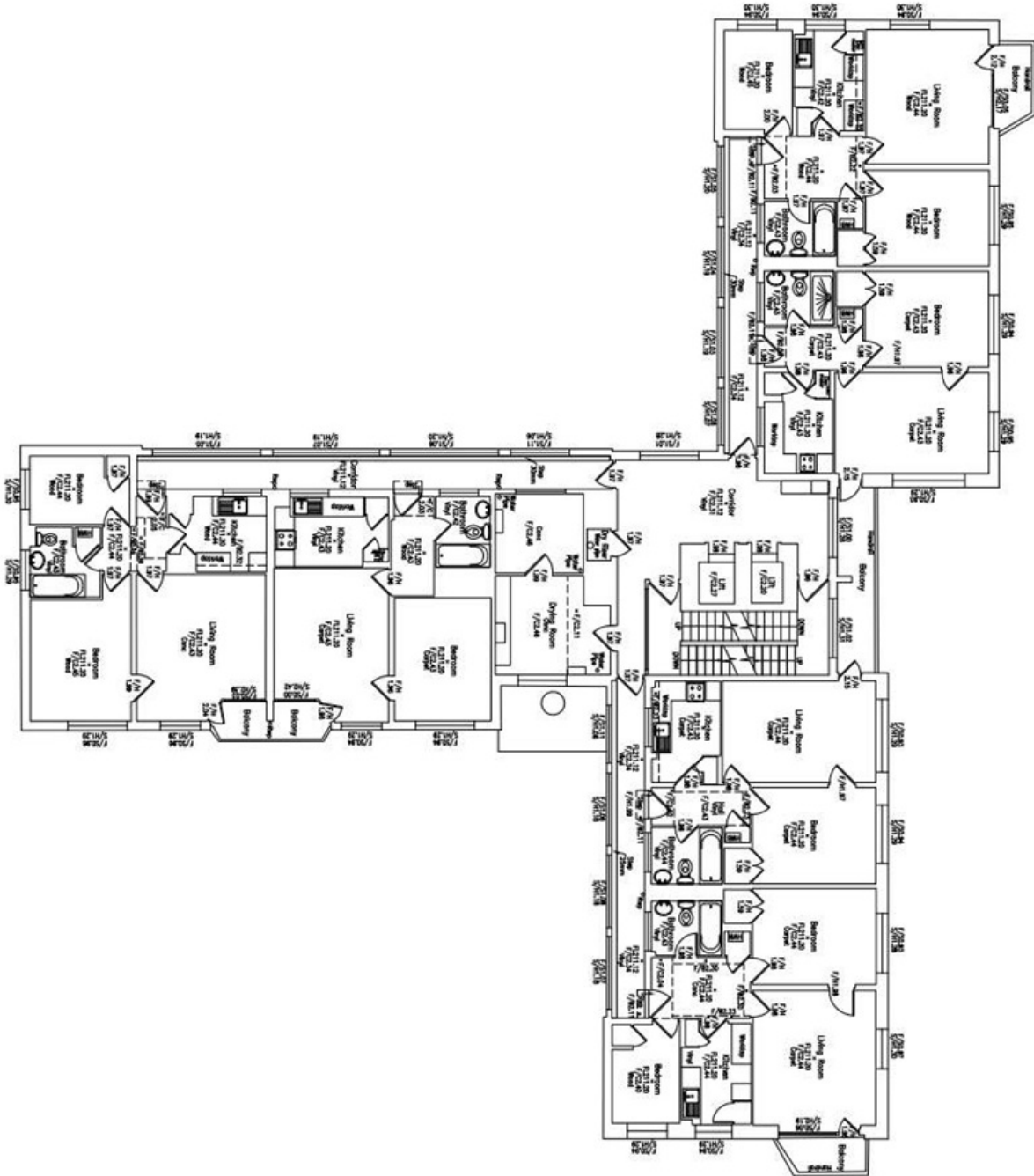




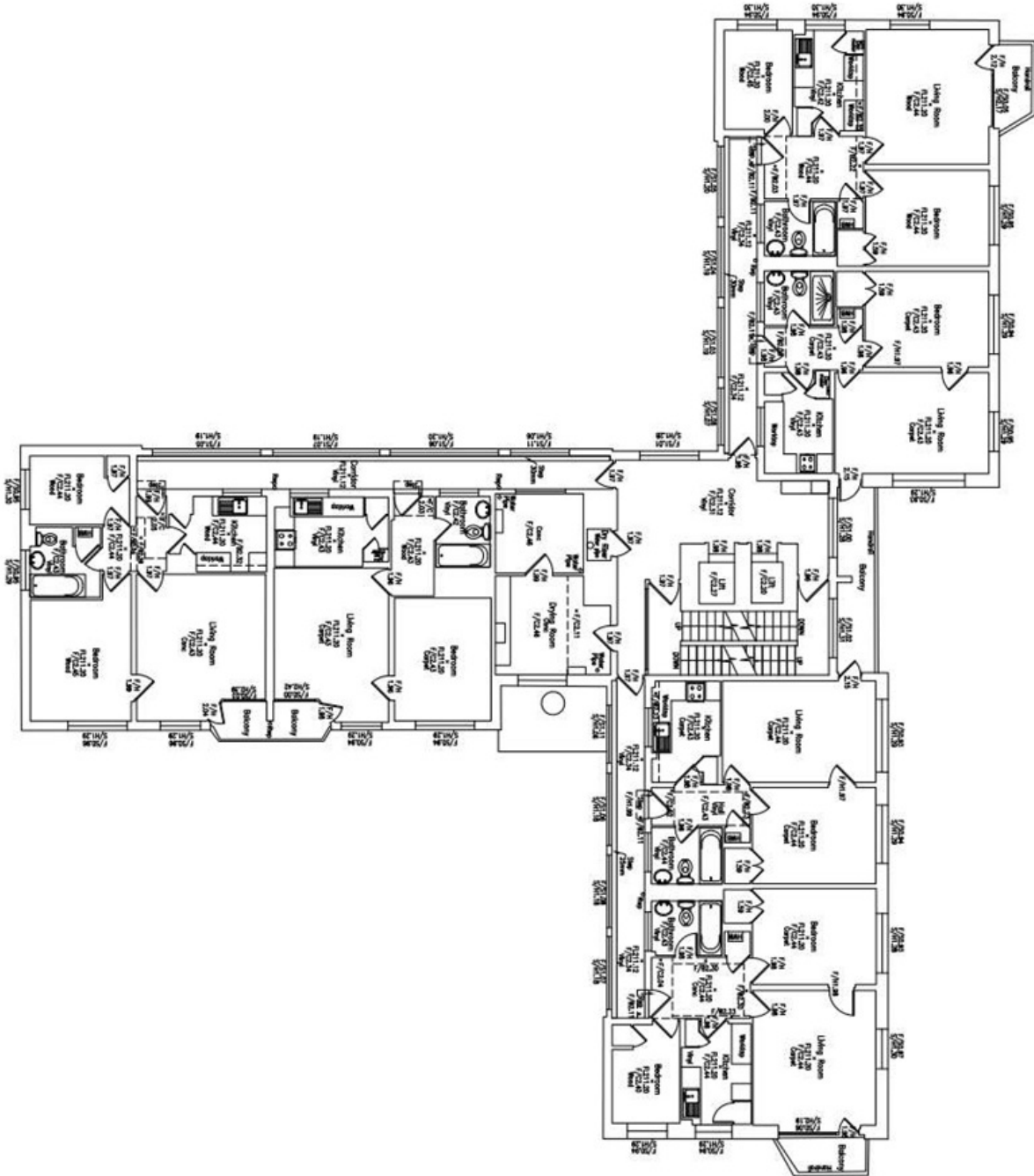
1st floor



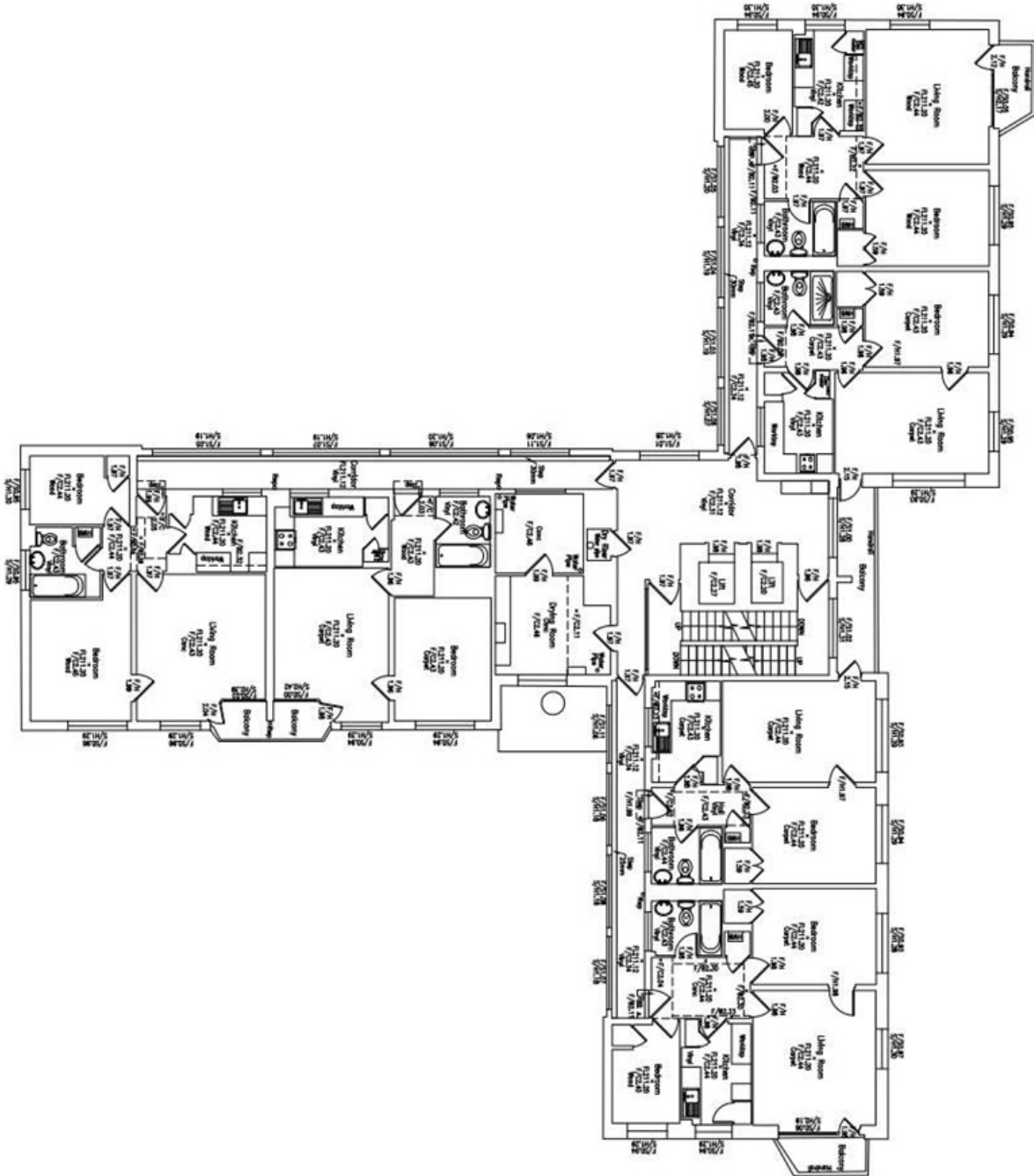
## 2nd floor



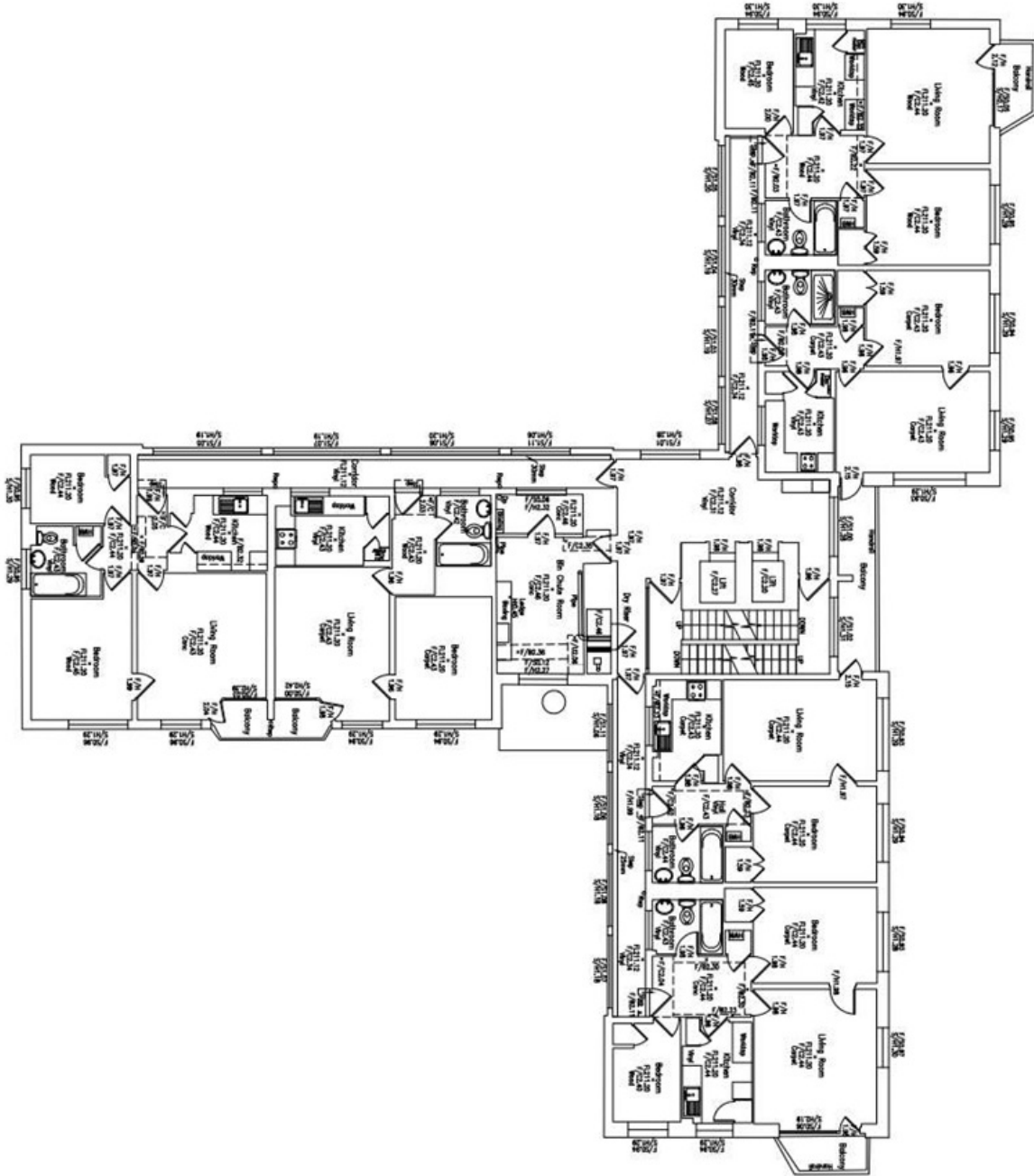
### 3rd floor



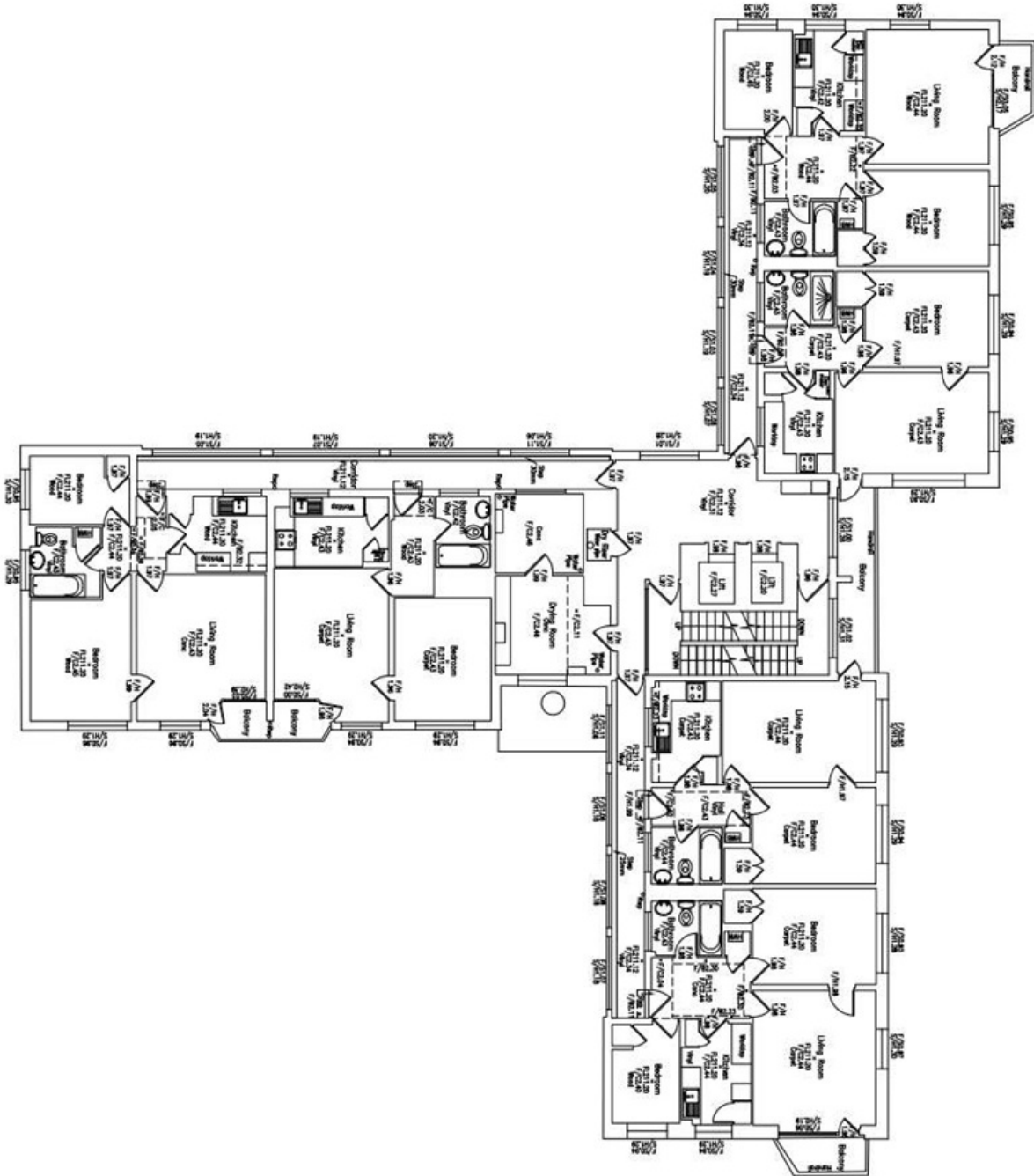
## 4th floor



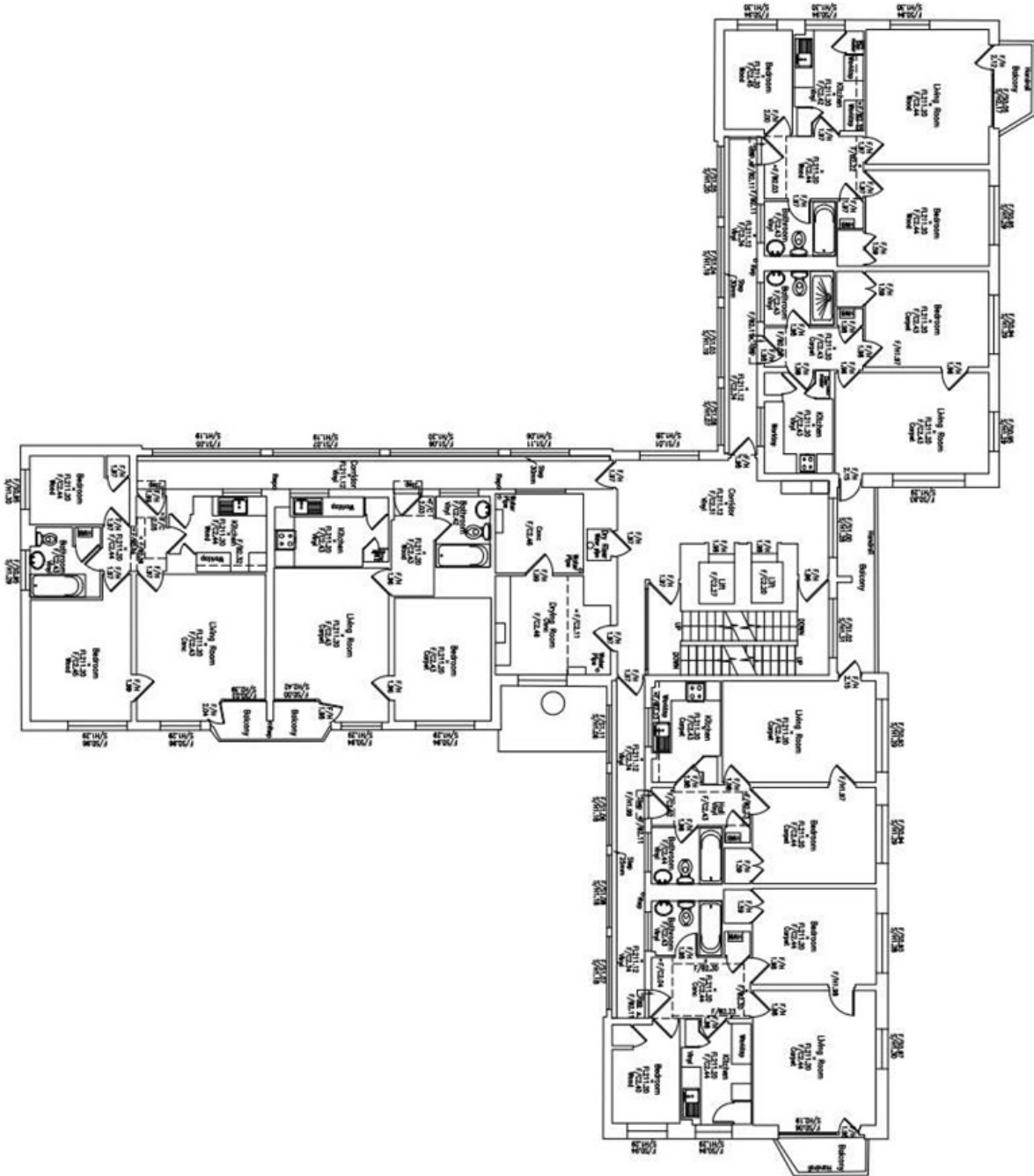
5th floor



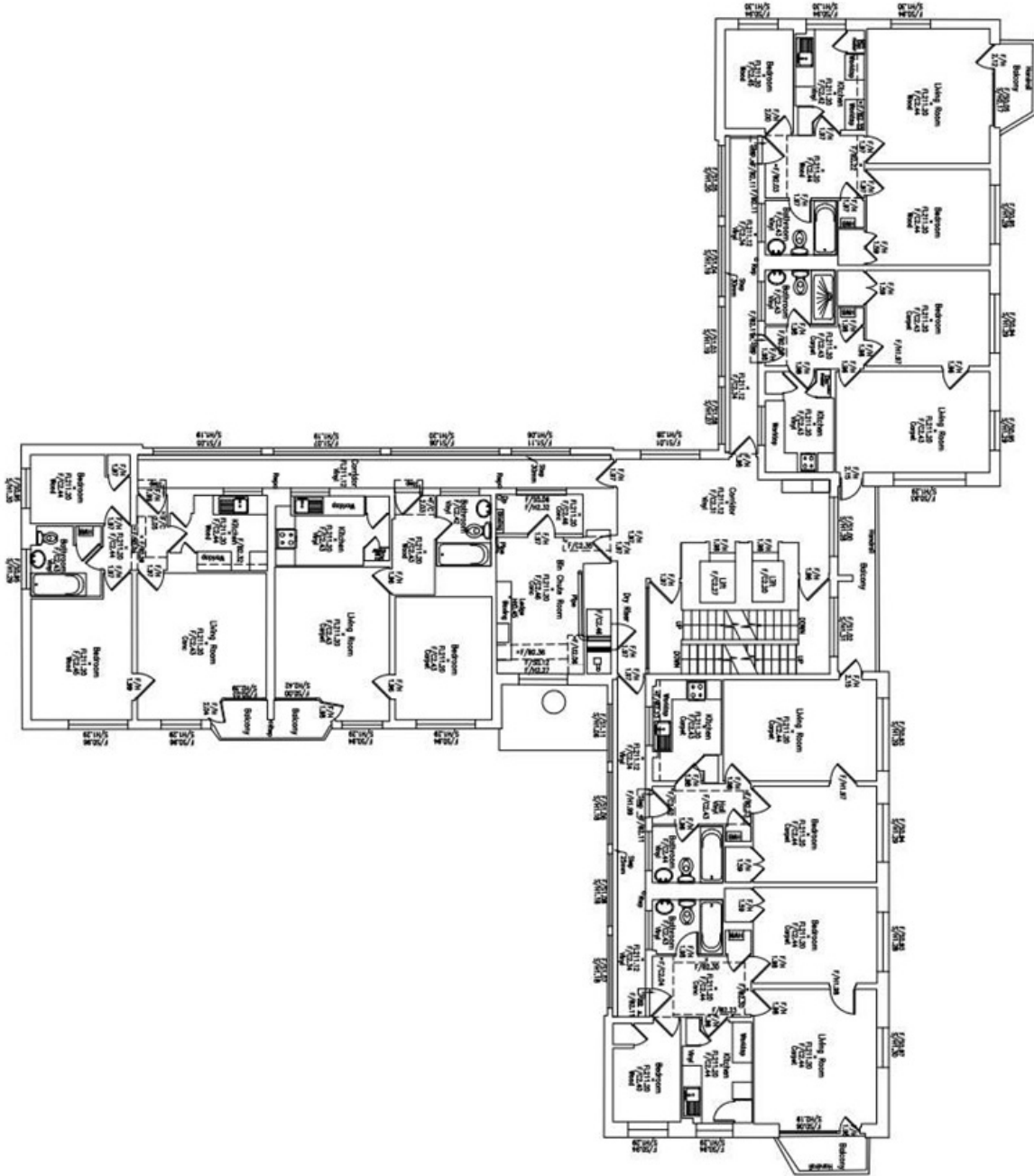
6th floor



7th floor

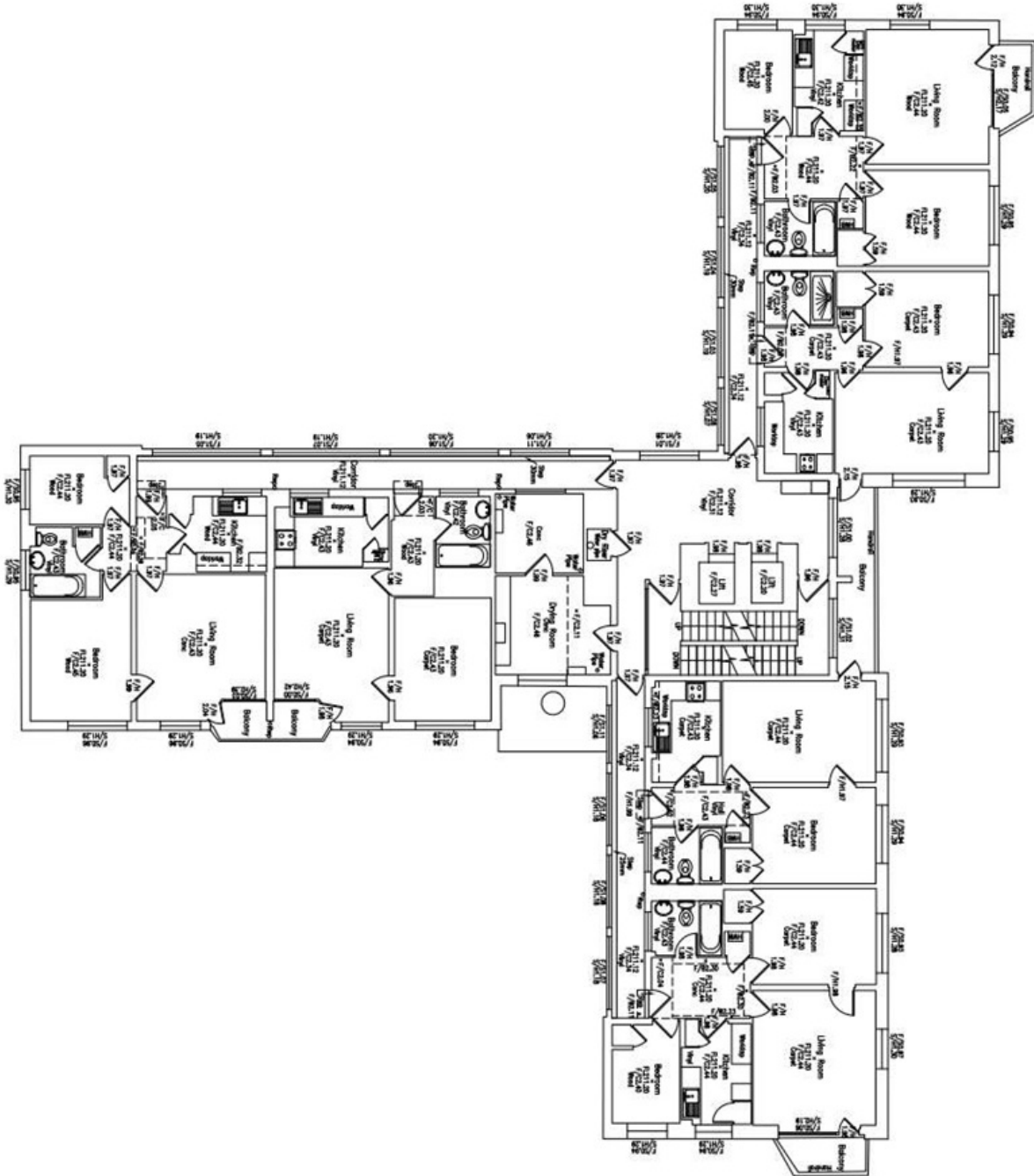


8th floor

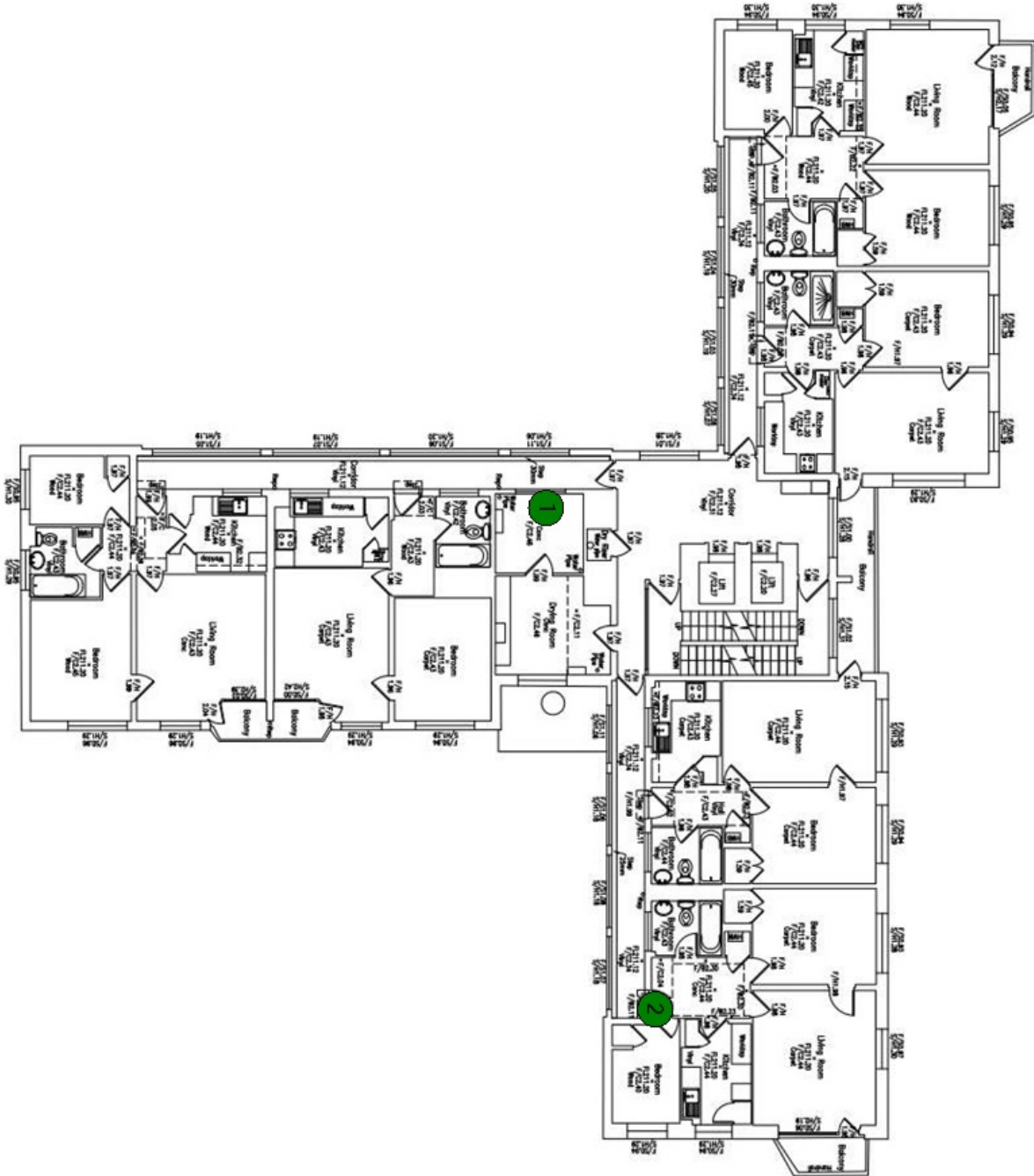




9th floor



10th Floor



## 1 The Confinement of Fire - 9.1



## 2 The Confinement of Fire - 9.5

