

Fire Risk Assessment



The Blade Building

5 Silk Street, Oldham,
Manchester, Lancashire,
M1 7HN

VALID BETWEEN 07/09/2023 - 07/09/2024

ASSESSED BY Byron Cheetham-Cox
ASSESSED ON 07/09/2023

APPROVED BY Byron Cheetham-Cox
APPROVED ON 04/04/2024

ASSESSMENT REF.RB-8BVYBG

VERSION 4



Fire Fit Ltd

8 The Green, Richmond, TW9 1PL

1 Introduction

Overview

A **fire risk assessment** is an organised and methodical examination of your premises, the activities carried on there and the likelihood that a fire could start and cause harm.

The Regulatory Reform (Fire Safety) Order 2005, which came into effect on 1st October 2006, applies to the majority of non-domestic premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient fire risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement.

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

Enforcement

Your local fire and rescue authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable fire risk assessment and acted upon the significant findings of that assessment.

Assessment Review

The fire risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A fire or near miss occurs
- Failure of fire safety systems (e.g. fire detection or emergency lighting)
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances
- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

Managing Fire Safety

Good management of fire safety is essential to ensure that fires are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and safely or that if a fire does occur and grow, to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

Significant Findings

The Significant Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

Assessment Risk Scoring & Methodology

The building risk score is a subjective calculation based on how likely the assessor believes a fire is to occur and how severe the consequences (severity of injury or death) might be if that fire were to happen.

The type of people that occupy a building, the risk of arson, and the ignition sources present are common examples of what affects the likelihood of fire. However, fairly simple steps can often be taken to reduce the possibility of fire.

The other objective is to mitigate the severity of a fire, its intensity and the smoke it produces. Occupants' mobility and their ability to escape are primary considerations, along with how quickly the fire would spread and how many people it might affect.

The matrix below explains how the assessor determines the building risk score. Carrying out the assessment's action recommendations should reduce the risk score.

Severity ▴ ▾ Likelihood	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

Trivial	Rating	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
Tolerable	Rating	No major additional controls required. However, there might be a need for some improvements.
Moderate	Rating	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
Substantial	Rating	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
Intolerable	Rating	Imminent risk of significant harm. Immediate action required.

Action Timescales and Severities

All remedial actions are given a timescale. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

Planned Works	Long Term	Medium Term	Short Term	Immediate
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All remedial actions are also given a severity which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant fire safety legislation, breach of the requirements of the legislation in respect of fire precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or in the immediate vicinity of the premises, in the event of fire.

Low Severity	Medium Severity	High Severity
Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants	Matters that breach legislation but are not considered to constitute a serious threat to life safety	Serious breach of legislation, having the potential for serious injury to occupants

Certificate of Conformity

Life Safety Fire Risk Assessment



The life safety elements of this fire risk assessment comply with the BAFE SP205 scheme which ensures that we and our risk assessment staff have met the required technical and quality management standards.

Fire Fit Ltd (BAFE 123456) certify all requirements in the BAFE SP205 scheme in respect of life safety fire risk assessment have been complied with. Any questions can be addressed to the assessor or the quality manager.

Assessment and Certificate Reference

RB-8BVYBG

Produced For

Fox Residential

Assessed On, By

07/09/2023, Byron Cheetham-Cox

Responsible Person

James Williams

Approved / Validated On, By

04/04/2024, Byron Cheetham-Cox

Specification Conforms To

Our own internal quality system.

Start Date — Recommended Review Date

07/09/2023 — 07/09/2024

Assessment Scope

Assessment applies only to the building specified.

Findings

2 Actions / 2 Controls

Assessed Property

Property Name

The Blade Building

Address

5 Silk Street
Oldham
Manchester
Lancashire
M1 7HN

Property Reference

FR-M0243

Fire Risk Rating

Likelihood Low

Very low likelihood of fire as a result of negligible potential sources of ignition.

Severity Slight Harm

Outbreaks of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs). Typically high level of compartmentation.

Risk Trivial

Limited action is required, review FRA as recommended; existing controls are generally satisfactory.

Assessing / Accredited Organisation

Fire Fit Ltd
8 The Green, Richmond, TW9 1PL
0330 311 2525



Third Party Certification Body

SSAIB, 7-9 Earsdon Road, Whitley Bay, NE25 9SX



3 Asset Information

Responsibility

Client Name

Fox Residential

Responsible Person

James Williams

Responsible Person Email Address

123 Hightown Way, Smallville, AB12 3DE

Competent Person

The Fox Housing Fire Safety Team

Competent Person Email Address

firesafety@foxhousing.com

Competent Person Phone Number

0300 400 500

Principal Accountable Person (PAP)

Fox Residential Limited

Other Accountable People**Accountable Person**

Fire Fit Limited

Accountable Person

Big Build Construction and Maintenance Limited

Building

Building Use

Apartment Block

Building Era / Age

Assumed 1950 - 1979

Number of Flats

24

Construction (Details)

The building was built in 1923 and extended in 1956, it is of brick and block construction with timber framed, pitched and tiled roof.

Exterior Cladding

FRAEW Completed on Exterior Cladding

Electronic Entrance System

No

Carpark

External/Outdoor Carpark

Main Entrance / Access Point

Pin on Ground Floor

Main Access for Fire Appliances (Environs)

Pin on Environs

Building Height

23m

Building Footprint (m2)

1500

External Dimensions

30m x 50m

Storeys Above Ground

11

Number of Basement Levels

1

Flat Type

Single Storey, Maisonette, Scissor Section Flat

Occupancy

Employees

Day staff, Night staff

~ Number of Employees on duty

6

Employees (Extended)

Two members of staff man the lobby reception desk between 6 am and 10 pm on weekdays. 8 am to 4 pm on weekends.

Two cleaners on-site between 9 am and 5 pm on weekdays.

One handy person is on-site between 9 am and 5 pm on weekdays.

Residents

Yes

Approx number of Residents

30

Residents (Extended)

Twelve rental apartments. 24-36 residents.

Visitors

Day, Overnight

Approx number of Visitors

20

Visitors (Extended)

Residents have visitors at all times of the day/week. Approx. 0-30 resident visitors at any one time.

Contractors visit infrequently as required.

People With Reduced Mobility

Wheelchair Users

Approx number of People With Reduced Mobility

3

People with Reduced Mobility (Extended)

Wheelchair ramps at the entranceway.

Lone Workers

None

Young Persons Employed in the Premises

Part-time

Approx number of Young Persons Employed In The Premises

2

Young Persons Employed in the Premises (Extended)

Young people work in cleaning and in reception.

Means Of Escape

External Means Of Escape

External Escape Stairs, Through / Over Other Buildings

Types Of Lifts Installed

Passenger, Firefighting Lift

Evacuation Chairs Installed

Yes

Refuge Points Present

No

Stairwells Protected / Lobbied

Yes

Flat Doors Open Onto Stairs

No

Evacuation

Evacuation Strategy

Stay Put

Stay Put

Stay Put evacuation policies are used in blocks of flats that have been designed to stop fire and smoke from spreading to other compartments; they do not normally need fire alarm sounders in the communal areas.

Specifically, occupants should be able to "Stay Put" and do not need to evacuate unless the fire is in their flat, or if they are otherwise affected by fire or its smoke.

4 Findings

- 3 negative answers
Out of a total of 9
- 2 actions to complete
Identified in this assessment
- 2 controls describe existing measures
Identified in this assessment

Summary of Actions

Severity ▸ ▼ Timescale	Medium Severity	High Severity
Long Term	1	0
Immediate	0	1

Protection

3 Negative Answers
2 Actions 2 Controls

Means of Escape

- ✓ The construction and glazing on escape routes appear to be suitably fire resisting and in good condition
- ✓ Travel distances to a relative place of safety appear to meet nationally recognised guidelines
- ✗ There are enough fire escapes to support the number of people in the building
- ✗ There are no notable obstructions or trip hazards on escape routes
- ✗ Fire doors on escape routes only open in the direction of travel
- ✓ Fire doors provide suitable protection from fire and smoke
- ✓ Fire doors are fitted with self-closers
- ✓ Final exits are not obstructed externally and can be opened easily without needing a key
- ✓ There is suitable provision to support the expected numbers of disabled occupants

Change doors to open in the direction of travel.

Doors open against the direction of travel which increases the time it takes to escape.

Reference RB-JMSF8U **Due** 04/10/2024

Category Maintenance: Fire Door Repair

Assigned 🧑 Repairs

Timescale
Long Term

Severity
Medium Severity

07/09/23First identified in assessment

21/09/23Reviewed and confirmed as completed Explain

21/09/23Marked as not started Reopen

16/11/23Reviewed and confirmed as completed

04/04/24Marked as not started

Clear obstruction from fire exits

Exits were found to be obstructed by ...

Reference RB-N5MXKA **Due** 05/04/2024

Category Management: Housekeeping

Assigned 🧑 Property Managers

Timescale
Immediate

Severity
High Severity

07/09/23First identified in assessment

21/09/23Reviewed and confirmed as in progress

16/11/23Reviewed and confirmed as in progress Explain why....

07/12/23Reviewed and confirmed as completed Info

04/04/24Marked as not started

Travel distances appear to comply with ADB because the distance along a corridor from the flat entrance door to the staircase is less than 7.5m.

Disabled refuges are located in protected areas of escape routes and fitted with emergency call points.

5 Action Plan

Clear obstruction from fire exits
Exits were found to be obstructed by ...

Reference RB-N5MXKA **Due** 05/04/2024

Category Management: Housekeeping

Assigned 🧑 Property Managers

Completed On / By

Timescale
Immediate

Severity
High Severity

Change doors to open in the direction of travel.
Doors open against the direction of travel which increases the time it takes to escape.

Reference RB-JMSF8U **Due** 04/10/2024

Category Maintenance: Fire Door Repair

Assigned 🧑 Repairs

Completed On / By

Timescale
Long Term

Severity
Medium Severity