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 BYByron Cheetham-CoxAPPROVED ON04/04/2024

ASSESSMENT REF.RB-8BVYBG

VERSION 4



Fire Fit Ltd 8 The Green, Richmond, TW9 1PL



Introduction 1

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.



Page 2 of 10

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.

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Planned Works	Long Term	Medium Term	Short Term	Immediate

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

Assessed On, By 07/09/2023, Byron Cheetham-Cox

Approved / Validated On, By 04/04/2024, Byron Cheetham-Cox

Start Date — Recommended Review Date 07/09/2023 — 07/09/2024

Findings 2 Actions / 2 Controls

Produced For Fox Residential

Address

5 Silk Street Oldham

Manchester

Lancashire M1 7HN

Responsible Person James Williams

Specification Conforms To Our own internal quality system.

Assessment Scope Assessment applies only to the building specified.

Assessed Property

Property Name The Blade Building

Property Reference FR-M0243

Fire Risk Rating

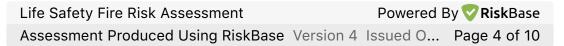
Likelihood LowSeverity Slight HarmRisk TrivialVery low likelihood of fire as a
result of negligible potential
sources of ignition.Outbreaks of fire unlikely to result
in serious injury or death of any
occupant (other than an occupant
sleeping in a room in which a fire
occurs). Typically high level of
compartmentation.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 Email Address 123 Hightown Way, Smallville, AB12 3DE

Competent Person Email Address firesafety@foxhousing.com

Principal Accountable Person (PAP) Fox Residential Limited

Responsible Person James Williams

Competent Person The Fox Housing Fire Safety Team

Competent Person Phone Number 0300 400 500

Other Accountable People

Accountable Person Fire Fit Limited

Accountable Person Big Build Construction and Maintenance Limited

Building

Building Use Apartment Block

Number of Flats 24

Building Era / Age Assumed 1950 - 1979

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

Carpark External/Outdoor Carpark

Main Access for Fire Appliances (Environs) Pin on Environs

Building Footprint (m2) 1500

Storeys Above Ground 11

Electronic Entrance System No

Main Entrance / Access Point Pin on Ground Floor

Building Height 23m

External Dimensions 30m x 50m

Number of Basement Levels 1

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Page 5 of 10



Occupancy

Employees Day staff, Night staff ~ Number of Employees on duty 6

Approx number of Residents

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.

30

Visitors

Day, Overnight

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

Residents (Extended) Twelve rental apartments. 24-36 residents.

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.

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

Evacuation Chairs Installed Yes

Lone Workers None

Types Of Lifts Installed Passenger, Firefighting Lift

Refuge Points Present No

Page 6 of 10



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

2 actions to complete Identified in this assessment

Out of a total of 9



2 controls describe existing measures Identified in this assessment

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

Protection

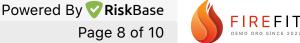
3 Negative Answers 2 Actions 2 Controls

Summary of Actions

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. Timescale Long Term Doors open against the direction of travel which increases the time it takes to escape. Reference RB-JMSF8U Due 04/10/2024 Severity **Medium Severity** Category Maintenance: Fire Door Repair Assigned 💒 Repairs 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 Timescale Immediate Exits were found to be obstructed by ... Reference RB-N5MXKA Due 05/04/2024 **High Severity** Category Management: Housekeeping Assigned 🐏 Property Managers 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

