

Benchill Court

Benchill Court Road, Wythenshawe, Manchester M22 4QL

Fire Risk Assessments

The 'in-scope' buildings have Type 3 surveys undertaken unless a more intrusive one is recommended such as behind cladding or within loft spaces for instance, when further surveys will be requested.

The Fire Risk Surveys are carried out by 'Total Fire Group' who are BAFE and FIA accredited and have been procured from the Procurement Framework 'Procure Plus Holdings' via a Fire Risk and Mitigation works framework.

A separate compartmentation survey was also undertaken in 2020 as a separate exercise to specifically review all risers and compartmentation areas that were then rectified.

The Fire Risk Assessments pick up any compartmentation breaches which are tracked through on the FRA portal 'Aurora' to completion and sign off by the relevant directors for those managers.

An FRA carried out on the 4th July 2023 advised of only moderate and tolerable risks. The risks have been entered onto the Fire Risk tracking portal, allocated to individual managers and will be tracked through by on the Aurora system and signed off once evidence is provided by the directors.

The fire Risk Rating Matrix used to assess the fire risk can be seen below:

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