

Bagnall Court

Greenway, Northenden, Wythenshawe, Manchester M22 4LT.

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 2022 and will be done on a 3-year interval in addition to the FRA

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

The latest FRA carried out on the 1st June 2023 advised of 1 substantial risk and 6 moderate risks. The substantial risk was a newly installed fire door to one of the flats that had been damaged which was replaced in July 2023. The moderate risks are small breaches or suspected breaches of compartmentation or alarm panel reset requiring further investigation which will be tracked through by the Senior Contract Manager for Facilities on the Aurora system.

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

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