



Health, Safety & Fire Risk Assessment

4

Timber Wharf Management Limited

Undertaken at

**Timber Wharf
Worsley Street
Castlefield
Manchester
M15 4NZ**

On behalf of

Realty Management Ltd



Report Compiled By

Andrew Thompson MIIRSM, MIFSM

4site Consulting Limited

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1.0 Introduction

1.1 Health, Safety & Fire Combined Risk Assessment

4site Consulting Limited has been instructed to undertake a Health, Safety & Fire risk assessment of the facilities at Timber Wharf.

This combined Health, Safety & Fire risk assessment report addresses the requirement to carry out a risk assessment.

The risk assessment carried out was a Type 1 common parts only (non-destructive) assessment, and consideration was given to PAS 79-1:2020/BS 9792:2025 Fire Risk Assessment Guidance, Methodology & Codes Of Practice, BAFE SP205 Appendix D (Fire Risk Assessment Contents) and relevant British Standards, Building Regulations. The assessment considers the following significant fire risk areas:

- Means for detecting fire and giving warning to occupants
- Means of escape from the premises (including provisions for disabled persons)
- Fire Safety Signs and Notices
- Emergency Escape Lighting
- Means to limit fire spread and development of fire (e.g. Compartmentation)
- Means for fighting fire
- Other relevant firefighting systems and equipment; if provided
- Maintenance of facilities to assist fire-fighters
- Emergency Action Plan
- Staff training and Fire Drills
- Testing and maintenance of Fire Protection Measures
- Record keeping
- Cooperation & coordination with other premises occupiers, neighbouring premises, emergency services and other authorities

An appropriate overall premises Fire Risk Rating has been assessed and recorded, taking into account likelihood and consequence of fires arising. The report includes recommendations for required remedial actions and ongoing monitoring and control measures. The regulations also require the responsible person to devise and implement safety measures as identified in the risk assessment report.

The non-domestic part of the property is the area where the landlord, his employees, representatives & contractors can access without the permission of the occupiers of the dwelling, such as lofts, roof spaces, internal lobbies & stairs, electricity & gas cupboards, lift motor and plant rooms, and external areas including for example paths, cupboards and garden areas. The domestic property is any part of the building which is used as a residence and where the occupiers have sole use.

The assessments, observations and recommendations made are only pertinent to the conditions at the time of the assessment. Regular inspections and review risk assessments are required to ensure the current standards are maintained. The report includes overview assessments for relevant legal requirements indicating whether the client is complying with fire legislation.

Andrew Thompson MIIRSM, MIFSM L4Dip CO6 FRA L5 NVQ H&S NFRAR Tier 3 undertook this assessment on 11/03/2026. This report was then checked for quality and verified by James Purdey MIFSM, TIFireE MIFSM, TIFireE, L4 Diploma FRA on 31/03/2026. The content of this report is based on the information and access provided to the consultants at the time of this assessment. Any recommendations or advice in this report is based upon evidence seen. No guarantee can be given that any subsequent visit by inspectors with statutory powers may result in other breaches of legislation being found. While every care is taken to interpret the current Acts, Regulations and Approved Codes of Practices, these can only be authoritatively interpreted by Courts of Law.

How to Manage this Report This Report is to be Managed by the Responsible Person

Determine how many legal Non-compliances and Hazards identified by referring to Introduction Section 1 which details these and what actions are required with the priority status of each hazard. Property Information is also detailed within this section.

View a summary of each assessment results by referring to Section 2 for the Report Summary (for details of the assessment results, compliance categories and hazard categories).

For specific details of each non-compliance and hazards refer to Section 3
Always deal with Non-Compliance and Priority 1 Hazard actions identified immediately.
Plan to deal with priority 2 and 3 actions as required and determine a time scale for completion.

Ensure that any contractor used has the correct information by referring to Section 3 for the page per action sheets which can be copied and sent to the contractor for action.

When work has been completed
the responsible person is to record, signing and dating, all actions taken in the action taken box.
Use the legislation and addresses within appendices A Section 4 to assist you with your Health & Safety Management. The integrity of the report must remain intact with all completed sheets kept within the report file.

Access to electronic copies of reports
Using your unique Username and Password, you can log onto the "client login" section on the 4Site Consulting website www.4siteconsulting.co.uk. Our website enables you to view your risk assessment online, review and update action plans and print off further copies if required.

Please Consider the Following When Dealing With Actions in this Report

To assist the responsible person to manage the actions within this report the following HSE guidance term should be considered when addressing the actions required:

"So Far As Is Reasonably Practicable" (SFAIRP)

In a perfect world, all risks are to be eliminated, or as a minimum reduced as far as possible.

However, it is recognised that not all risks can be completely removed. In most instances the law allows the responsible person to take into account any budget or legal constraints.

For example, if it is considered that it would cost an unreasonable amount of money to comply with a recommended action while taking into account the established level of risk, then to comply with the recommendation may not be considered as

"Reasonably Practicable".

When an action is recommended for an improvement that may attract a significant cost, the risk advisor will not be aware of any budget constraints that the responsible person may have. The SFAIRP allows the responsible person to weigh up the cost against the risk and then justify why a recommendation is not carried out.

We recommend that whatever the course of action taken the details are noted on the individual Action Plans for any Legal non-compliances and Hazards identified along with any alternative measures that have been put in place.

1.2 Property Information

Site Address	Client		
Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Timber Wharf Management Limited		
	Management		
	Realty Management Ltd		
	Type of Business		
			Property management
Responsible Person/Body	Contact		
Timber Wharf Management Limited	Robert Prichard		
Contact Number (if available)	0161 474 7677		
Local Authority	Areas Inspected		
Manchester City Council & Greater Manchester Fire and Rescue Service	All communal areas including but not limited to, stairwells, circulation routes, service risers/cupboards and all ancillary areas.		
Type of Property	Areas Excluded		
Purpose built residential property over commercial units	Residential tenants demise		
Tenants & Vacant Areas	Location	Contact / Wardens	Fire Risk Assessment
Tenants & Vacant Areas	N/A	N/A	N/A
Property Summary			
Approximate year of construction	c.2000 to 2002		
Car park facilities	Basement levels 1&2		
Property Usage	Private sleeping accommodation		
Approx Size (Flats or Units)	181 flats		
Total No of Floors (including basement)	10, Lower basement level -2 to 7th floor		
Security Measures	Key fob & Intercom access, CCTV and security gate/		
Total No. of Stairways	3 staircase, 1 circulation, 2 escape either end of the building		
Approx No. of Employees	1 caretaker		
External Areas (if to be included)	Access and egress routes		
Total No. of Exits	5 exits		
Total No. of Lifts	1, Passenger/fire fighter lift in the central core		
Manned Reception	N/A		
Access Restrictions	N/A		
Roof Access	8th floor stairwell landings		
No. of People on Premises	Approximately 163 to 391		
Buildings Drawings	Non Supplied		

1.2 Property Information (Cont.)

Persons at Special Risk	Sleeping occupants and visitors		
Fire Loss Experience	No information provided		
Property Risk Assessment/Audit	Location	Last Update	Issued By
Asbestos Survey/Re inspection	Clients office	14.01.2015	WorkSafe
Disabled Access Audit	N/A		N/A
Fire Risk Assessment	Clients office	23.09.2024	4site Consulting Ltd
Fire Strategy	Clients office	23.04.2024	Ark Workplace Risk
Health and Safety Risk Assessment	Clients office	23.09.2024	4site Consulting Ltd
Legionella Risk Assessment	Unknown	Unknown	Unknown
General Plant & Equipment	Location	Quantity	Last Service
Air Handling Units	N/A		
Boilers	N/A		
Calorifiers	N/A		
Chillers	N/A		
Circulation Pumps	N/A		
Cold Water Storage Tanks	Tank room B2	2	25.08.2025 Clean
Electrical Distribution	Residents demise & corridors	181	07.07.2022 & 09.02.2021
Electrical Intake	Electric intake cupboard in B2 and risers	2	27.04.2025
Gas Intake	N/A		
Generators	N/A		
Lightning Conductors	External facade	Unknown	Unknown
Passenger/Goods/Fire Lifts	Central core	1	30.09.2025 Service 01.09.2024 LOLER
Plant Control Panels	N/A		
Pressurisation Units	Tank room B2	1	Unknown
Water Booster Pumps	Tank room B2	3	25.11.2025 Service
Fall Protection Equipment	Location	Quantity	Last Service
Edge Protection	Roof	Unknown	Unknown
Eye Bolt Systems	N/A		
Fixed Ladders	Unknown	1	16.01.2025 Service
Horizontal Life Line	Roof	Unknown	09.03.2022
Man Anchors	N/A		
Vertical Life Line	Unknown	unknown	09.03.2022 Service
Windows Cleaning Cradle	N/A		

1.2 Property Information (Cont.)

Fire Protection Equipment	Type	Last Service / Check
Automatic Fire Doors	N/A	
Car Park Smoke / Heat & Exhaust Ventilation system	N/A	
Dry/Wet Rising Main	Dry riser	14.10.2024 Pressure
Emergency Lighting	Non maintained	28.04.2025 Service
Evacuation Alert System	N/A	
External Fire Escapes	N/A	
Fire Alarm System	BS5839-1 addressable L3 SD MCP	05.11/2025 service
Fire Doors	FD30S & FD60S	01.03.2026 Insp / Check
Fire Extinguishers	C02	Unknown
Fire Hose Reel Pump Room	N/A	
Fire Hose Reels	N/A	
Fire Shutters	Automatic fire shutter at the bottom of chute	17.09.2025 Service
Heat Detectors	Mains powered and linked to fire panel	05.11.2025 Service
Intumescent Strips/Smoke Seals	Intumescent and smoke seals	01.03.2026 Insp / Check
Smoke Dampers	N/A	
Smoke Detectors	BS5839-6 D1 LD3 - & Part 1 SD linked to FA	05.11.2025 Service
Smoke Ventilation System	N/A	
Sprinkler Room	N/A	
Sprinkler System	N/A	

Fire Loss Experience & The Cause Where Known	
Arson	No information provided
Electrical Faults	
Smoking	
Portable heaters, etc.	
Cooking	
Lightning	
Hot works	
Housekeeping	
Other significant ignition sources or process hazards	

Additional Information**Building description and construction:**

Timber Wharf, Worsley Street, Castlefield, Manchester M15 4NZ is a 10-storey residential property consisting of a large building, housing 163 residential flat and plus 8 commercial units on basement level -2 to 7th floor.

There are 8 commercial units on the ground floor, these units cover the ground and 1st floor occupancy levels these are Urban Splash, BBP Atlas Risk, The Voiceover Gallery, Taylor Rose Smart Modern Law, P4 Planning, Triangle PR, Clear Legal.

The building offers 8 occupied floors from the ground to the 7th floor, with a height measured from the ground floor to the floor level of the uppermost occupied floor. The building was professionally measured by Earl Kendrick on 07/08/2023 and measures 23.917m - The building is registered as a high rise building with the Building Safety Regulator under reference Number HRB12792Y4K5

The requirement to determine the buildings height is detailed within the Building Safety Act 2022.

The building was constructed circa 2000 to 2002. The building is constructed using traditional construction of concrete, breeze block, cladding glazing materials with skimmed plasterboard on the ceilings and walls of the access and escape routes.

The main communal entrance leads into a large central core foyer, which provides access to the lift and stairs serving the upper floor flats via separate corridors/lobbies, as well as stairs descending to the basement level (-1).

The electrical intake room is located on basement -2 level with risers on each floor.

Access on the day of the inspection was gained via meeting the Senior Property Manager from Realty, who provided a fob that was returned to the caretakers office as the end of the assessment.

There is secured, allocated car park for residents in covering basement levels -1 and -2 – the parking is shared with the other neighbouring buildings.

External Walls, balconies and attachments:

The external wall construction of the building at Timber Wharf has been subject to a fire engineering assessment, including an External Wall System (EWS1) review undertaken by Fire Prevent Ltd and signed by a competent fire engineer Richard Coggon on 22 April 2020, which confirmed an option A2 outcome.

This indicates that whilst combustible materials are present within the external wall system and/or attachments, the overall fire risk associated with the façade was assessed as sufficiently low such that no remedial works were required at the time of assessment.

A fire safety report dated 26 March 2020 further concluded that the external façade and balconies comply with the relevant requirements of the Building Regulations and the Regulatory Reform (Fire Safety) Order 2005, based on the standards applicable at the time.

More recently, a Fire Risk Appraisal of External Walls (FRAEW) was commissioned (December 2023), including intrusive investigations and peer review by a competent fire engineer, to reassess the external wall system in line with current guidance and industry expectations, but was not available.

Based on the available information, the external wall system is understood to include combustible elements; however, there is no evidence at this stage to indicate that the risk is such that immediate remediation is required. The overall risk is therefore considered to be managed, subject to confirmation of the final FRAEW findings and any associated recommendations.

Additional Information

It is recommended that the Responsible Person ensures that the final FRAEW report and any associated action plan are reviewed and implemented where required, and that any future changes to the external wall system or attachments are subject to further assessment.

Occupancy Characteristics:

The property is primarily occupied by those who sleep within the property and who have use 24 hours per day, 7 days per week. The residents will be familiar with its layout and relevant access / escape routes.

Visitors – These can be overnight guests of the residents and are unlikely to be familiar with the access / escape routes however they would be expected to be in attendance with those who do.

Contractors – Their knowledge of the property will vary dependent on their specific task and how familiar they are with its layout. Those who are not familiar with the property are expected to liaise with the building/property manager to undertake an induction before commencing any works.

Staff – The site is staffed by a caretaker who works Monday to Friday

Passive Fire Protection:

Fire doors are located on all stairwells leading into the access lobbies and on all service and riser cupboards.

Fire doors leading from the corridors into escape stairwells are rated as 30-minute doors.

Intumescent strips and smoke seals are installed on all doors (unless identified within the hazards).

All doors have suitable fire rated hinges and self-closing devices installed (Where required) with adequate signage informing the building occupants to keep them closed or locked.

An inspection of communal fire doors and residents' flat entrance doors was undertaken by IFDI (NW) on 01/03/2026. The findings should be read in conjunction with this assessment; refer to reports FD06c and FD06d.

The resident's doors appear to be in good condition and fit within their frames.

Providing the integrity of the entrance door to each flat is maintained and not compromised in any way, and has a self-closing device attached, a fire within a flat will be contained. The fire doors and walls should resist the spread of fire and smoke (for up to 30 minutes) before it spreads into the common parts of the block.

Fire Stopping – However, numerous unsealed breaches and penetrations were observed, including areas where standard polyurethane foam had been used. Refer to codes FCOMP05, FCOMP08, FBS03f, FBS04 and FBS04a.

The Warringtonfire Type 4 Fire Risk Assessment (04 May 2022) identified significant deficiencies in compartmentation, including incomplete fire-stopping, service penetrations through fire-resisting elements, and concerns regarding the construction of service risers, concluding that the overall building risk was elevated and recommending enhanced alarm provision to support evacuation arrangements. A subsequent compartmentation survey by Earl Kendrick (inspection April 2024, updated February 2025) confirmed these issues to be widespread and systemic, identifying repeated failures in fire-stopping and uncertainty as to whether the compartment wall construction achieves the required fire resistance standard.

Passive fire protection is intended to contain fire, heat, and smoke within a defined compartment; however, the identified deficiencies undermine the reliability of this protection. The building is understood to have been designed to operate on a stay-put basis; however, in its current condition this strategy is considered compromised. This position is supported by inspection findings and regulatory feedback from Greater Manchester Fire and Rescue Service (July 2025), which confirmed breaches in compartmentation, particularly within service risers, and identified that remedial works are required to restore compartmentation sufficient to support a stay put approach.

Additional Information

Pending completion and verification of remedial works, reliance on the stay put strategy is not considered appropriate.

Active Fire Protection:

It should be noted that the assessor did not activate the fire alarm systems on site to ascertain their extent and functionality. The information below is based solely on the observations made by the assessor at the time.

Without the buildings fire design strategy, fire alarm installation / commissioning certificate or zonal map, the full extent of the fire detection and warning system can't be determined, however, it appears that an L3 BS5839-1 detection system installed incorporating mains powered smoke/heat detectors; manual call points; sounders; fire alarm panel located in the caretakers office in box works - It was noted that this detection only covers the basement Levels -1 and -2 car parks and associated stores, bin room chute and electrical room.

Also, there are LD3 BS5839-6 grade D1 hard wired and linked detectors installed within the communal areas these are by the cross corridor fire doors as allowing them to close in the event of fire and smoke, there is also localised detectors within flats in proximity to service risers, with additional BS 5839-6 LD3

Secondary effects of the fire alarm system appear to be - shutters to bin chute activate

In the context of identified deficiencies in compartmentation, particularly within riser areas and fire-resisting elements, this arrangement is not considered sufficient to provide early warning of fire and smoke spread beyond the compartment of origin.

It is therefore recommended that enhanced detection and alarm measures are considered to provide improved occupant warning and support a more appropriate evacuation response pending completion and verification of remedial works to the passive fire protection.

Active Smoke Protection:

There is no smoke ventilation in the car park area, atrium and corridors, review the fire strategy as this is covered in the report. Get the fire engineer or smoke control engineer to determine what is required.

A Fire Strategy document was sighted, prepared by Ark Workplace Risk and dated 23 April 2024, which confirms that the building was designed to operate on a stay-put (defend-in-place) basis within the residential areas.

However, subsequent intrusive fire risk assessments and compartmentation surveys have identified widespread deficiencies in fire-stopping and uncertainty regarding the integrity of compartmentation. As a result, the conditions necessary to support the stay-put strategy are not currently achieved.

In light of these findings, the current fire risk assessment adopts an interim evacuation strategy to ensure the safety of occupants. It is therefore recommended that the Fire Strategy document is reviewed and updated to reflect the current building condition, interim management arrangements, and any revised evacuation procedures, pending completion and verification of remedial works to the passive fire protection.

Firefighting access/facilities:

A dry rising main, fire extinguishers in service area are installed to assist in firefighting operations. A property information box (PIB) is installed at the communal entrance and wayfinding signage is applied throughout the stairwell. Firefighting appliances can access the block via the front and back with the roadway clear for access. The dry riser inlet is located approximately 10m away from the appliance access point.

Escape routes and travel distances:

The building is provided with a central core atrium staircase approximate width 2m and two

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additional protected escape staircases approximate width 1m located at either end of the main corridor, providing occupants with alternative directions of escape from all points. door widths between 800mm and 1600mm, As such, the layout does not present dead-end corridor conditions, and occupants are not required to travel in a single direction to reach a place of safety.

Measured travel distances within the common corridors between cross-corridor fire doors and stair enclosures were approximately 32m and 26m. The 7.5m limitation for dead-end corridors is not applicable, as the building provides alternative escape routes via multiple protected staircases.

Door widths serving the escape routes were measured at approximately 1600mm, which is considered adequate to accommodate the expected occupant load and facilitate safe evacuation.

There is no prescribed maximum corridor length requiring subdivision by fire-resisting doors; however, in practice, corridors are typically subdivided at approximately 30m intervals to assist in limiting the spread of smoke and fire. In this case, whilst one section of corridor marginally exceeds this benchmark, the arrangement incorporates cross-corridor fire-resisting doors, which subdivide the escape route, together with access to multiple protected staircases, providing appropriate mitigation.

In summary, although travel distances are relatively long, the provision of alternative directions of escape, multiple protected stairways, and corridor subdivision by fire-resisting doors provides suitable mitigation. The means of escape strategy is therefore considered acceptable in principle, subject to the continued maintenance and effective operation of fire doors and supporting fire protection measures.

Measures to help aid evacuation:

Non-maintained emergency lighting and communal fire doors are installed throughout to assist in the event of an evacuation.

Documentation

A document information box (SIB) is in the foyer, and no log book seen.

All information regarding the site equipment's service records, inspection sheets etc. were requested when on site and as part of the original email correspondence when confirming the works.

All documents loaded into the client's online portal were also reviewed prior to the completion of the report. Any gaps in information are due to the paperwork not being available at the time of the request.

Accurate and up-to-date records of all inspections, servicing, and maintenance must be maintained and readily available for review by enforcing authorities.

This not only demonstrates compliance but also supports a proactive approach to risk management, ensuring the continued safety of all building occupants. Failure to maintain fire safety systems and proper record keeping can potentially lead to enforcement action, increased liability, and heightened risk to life safety.

Future assessments:

The commercial tenants are Urban Splash, BBP Atlas Risk, The Voiceover Gallery, Taylor Rose Smart Modern Law, P4 Planning, Triangle PR, Clear Legal and do not fall under the scope of this assessment and should complete and provide a copy of their own individual fire risk assessment for review in compliance with their duty to co-operate and co-ordinate (refer to non-compliance code 4.2.23)

This risk assessment was undertaken on the common areas only; the tenant's demises were not assessed during this assessment and do not fall within the scope of this report. Each demised unit should be fitted with a fire-resistant entry door, smoke detection and warning units and carbon

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monoxide alarms (where required) to help give early warning and aid evacuation in the event of an emergency. It is the responsibility of the landlord / owner of each unit to ensure that the main entry fire doors to each demise and smoke detection / carbon monoxide units are fully functional and meet the required standard of fire / smoke protection.

As per the new Fire Safety Act 2021 for buildings 18+ but this building is (23.917m) and 7 storeys so classified as a HRB and therefore the following will need to be actioned and applied - Building plans, External Wall Survey, and other Key Fire-Fighting Equipment checks, Information Boxes, Wayfinding Signage on each level, Fire Doors checks, Fire Safety Instructions to residents and Fire Door Information to residents.

Reporting faulty firefighting equipment to the local fire authority: A fault with a lift for use by firefighters, evacuation lift, or essential fire-fighting equipment in a high-rise residential building cannot be rectified within 24 hours, the responsible person must:

Report the fault to the local fire and rescue authority by electronic means.

Report the rectification of the fault to the local fire and rescue authority by electronic means when it has been rectified.

Mandatory Occurrence Reporting (MOR) to BSR:

If the issue qualifies as a safety occurrence (an incident or risk involving structural failure or the spread of fire/smoke) that has caused or would be likely to present a risk of death or serious injury to a significant number of people, it must be reported to the BSR.

The two steps for Mandatory Occurrence Reporting are:

Mandatory Occurrence Notice: Submit a notice to the BSR as soon as possible after identifying the safety occurrence. This initial notice must include the date and time the occurrence was identified, a brief description, and any immediate actions taken.

Mandatory Occurrence Report: Follow up with a full report submitted within 10 calendar days of identifying the safety occurrence. This report must detail what happened or has the potential of happening, the cause, who is involved, and what action has been taken or is planned.

The PAP is responsible for establishing and operating a single MOR system for the building to ensure all safety occurrences are reported. The system must allow the timely assessment of reports to determine if they constitute a safety occurrence that must be reported to the regulator.

1.3 Fire Policy

Fire Emergency Policy For Timber Wharf
In the event of a Fire Emergency the policy for occupants of this property is to 'Stay Put'

Fire Policy Reasoning	Fire Policy Limitations
<p>Incorrect evacuation strategy determined for building.</p> <p>Current strategy is one of stay put however given the issue with fire stopping/ compartmentation highlighted within this assessment and within the compartmentation survey undertaken by Warrington Fire on the 04/04/2022 and Earl Kendwick 30/04/2024, the property should change to a simultaneous evacuation strategy(refer to hazard code FAP07).</p> <p>A part 6 fire detection and warning system is installed to allow for evacuation to take place</p>	<p>The 'Evacuate Policy' is based on the compartmentation survey issues. If available, further information/documentation confirming the construction and fire separation materials etc. used, may indicate a change in the 'Evacuate' policy to 'Stay Put'.</p> <p>It is strongly advised that robust communication and cooperation controls are established between all persons in control of any part of the property, and that a Fire Safety Plan be produced and regular Fire Risk Assessments are carried out, ensuring that any actions are completed as required</p>

1.4 Risk Rating & Review Frequency

Fire Risk Rating
High Risk (High Rise)

Fire Risk Rating Reasoning
In order to determine the overall fire risk rating for this property a number of factors were considered, including but not limited to; The age and height of the building and whether it is purpose-built or converted, the likelihood of a fire occurring and its likely severity, the number of hazards and non-compliances identified, the level of housekeeping, the presence of a fire detection system, the presence of external wall systems, any known history of fire, and whether there are high risk commercial premises below or adjacent to the building.

Review Frequency
<p>Future assessments: As per BS9792 Code of Practice for Fire Risk Assessment in Housing, the property fire risk profile for this property is High Risk (High Rise) fire risk. The risk profile is based on the properties occupation, use, construction, complexity and hazards.</p> <p>As a result of the properties fire risk profile, a new fire risk assessment renewal date of 11/03/2027 (1 years) has been applied, with this assessment to be reviewed in the interim every 1 years. Any review of the risk assessment should be undertaken by a competent person.</p> <p>Further reviews of the risk assessment will be needed in the event of the following:</p> <ul style="list-style-type: none">- Material alteration, extensions or material changes to the use of the premises takes place.- Significant changes occur in the given factors that were taken into account when the FRA was carried out.- Significant change in fire precautions occurs or an incident occurs.- There is any other reason to suspect that the original fire risk assessment might not longer be valid (this might include an occurrence of fire, or a suspected introduction of deficiencies due to building works or lack of maintenance).- A review has been requested by regulators or enforcing authorities.- The defined time in which is expected to have been recorded in the original fire risk assessment as elapsed.

2.0 Report Summary

On 11/03/2026 4site Consulting Limited on behalf of Realty Management Ltd carried out a Health, Safety & Fire Risk Assessment and have detailed any risks in Section 3.0 of this report. Recommendations to reduce, remove and resolve any risks are included.

Assessment Results

Risk Rating	Identified Hazards		
	1	2	3
Health & Safety	0	9	5
Fire Risk	0	13	5

2.1 Documentation Review

Action Categories	Action Required
Requires Attention	Key documentation is missing or inadequate and may require immediate action.
Available	Items which are currently in compliance with legislative requirements, requiring no action at this time.

2.2 Risk Rating Categories

Risk Rating	Action Required
Priority One	Immediate action required to reduce imminent risk.
Priority Two	Action required within 1 to 3 Months to reduce serious risks which do not present imminent danger
Priority Three	Action required within 3 to 6 Months minimising risks
Advisory	Best practice actions that should be implemented in a reasonable time frame so far as is reasonably practicable

3.0 Action Plan

The action plan is designed to enable you to prioritise allocation of time and resources when scheduling the remedial actions required. It also highlights areas where legal compliance has been achieved.

The plan is divided into seven sections:

3.1 Hazard Assessment & Observation Process

3.2 Advisory Actions – Health, Safety & Fire Risks/Hazards

3.3 Priority 1 – Health, Safety & Fire Risks / Hazards

3.4 Priority 2 – Health, Safety & Fire Risks / Hazards

3.5 Priority 3 – Health, Safety & Fire Risks / Hazards

3.6 Documentation Review – Requires Attention

3.7 Documentation Review – Available / Reviewed

To use the action plan effectively, a competent person should be nominated who will maintain overall responsibility for implementation of each action. The responsible person must date and sign against each action upon completion.

An independent review of this risk assessment should be undertaken regularly (normally annually) to keep it up to date.

Regular reviews will ensure that:

- **The details of the assessment remain valid.**
- **Any material change to the property is accounted for.**
- **The property remains compliant**

3.1 Hazard Assessment & Observation Process

The objective of risk assessing systematically and numerically is to evaluate the potential of a risk causing harm.

Hazard	Is something which potentially can cause harm.
Risk	Is the <u>likelihood</u> of injury arising from the hazard.
Risk Rating	Is the <u>severity</u> of the harm the hazard can cause multiplied by the likelihood that the hazard will be realised.

The formula therefore is **Risk Rating = Severity x Likelihood**.

(The likelihood may also be referred to as the frequency, i.e. how often are people exposed to the potential hazard)

Each assessment produces a numerical overall risk rating which can then be applied to categorising risks into order of priority for required action.

Severity	
4	Single or multiple death
3	Major injury (as defined by RIDDOR)
2	Minor injury (more than 7 days off work)
1	Trivial injury (less than 7 days off work)
0	Advisory

Likelihood / Frequency	
3	Certain harm will occur / high or frequent exposure
2	Near certain harm will occur / medium or regular exposure
1	Harm seldom occur / low or irregular exposure
0	Advisory

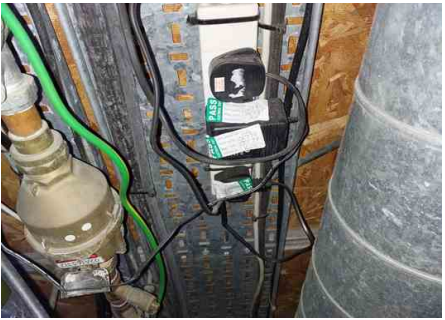
Risk Rating		
9-12	1	Immediate
4-8	2	2 to 3 Months
1-3	3	3 to 6 Months
0	0	Advisory

3.3 Hazard Assessment & Observation Process (Cont.)

Please note the following:

Presently there are no Priority 1 Hazards.

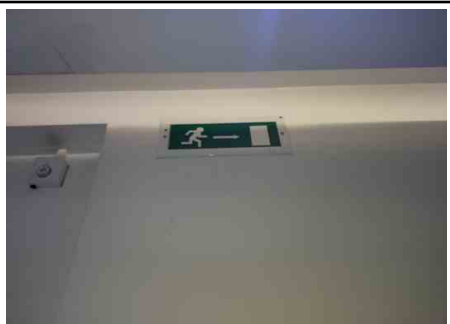
3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	E14
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Risers various			
Hazard Description			
Electrical Equipment Testing (Formerly PAT Testing). Individual items of portable electric equipment appear not to have been subject to the EET maintenance system, and some tested but overdue 10.2024			
Potential electric shock and fire hazard.			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
3	2	6	2
Useful Legislation and Guidance			
Electricity at Work Regulations 1989. HSG 107 & Guidance notes for Maintaining Portable Electrical Equipment, INDG236 Maintaining portable electrical equipment in offices & other low risk environments. IET Code of Practice 5th Edition.			
Action Required and Further Control Measure			
Employ a qualified, competent and 3rd party accredited contractor to devise & implement an Electrical Equipment Testing (EET) maintenance program for all equipment being used within the property.			
If an Electrical Equipment Testing (EET) maintenance system is in place then, quarantine the suspect equipment and contact a qualified, competent and 3rd party accredited contractor to carry out EET maintenance on the suspect equipment. Employees & contractors bringing in EET equipment into the property & tenants in leased areas are to ensure that their electrical equipment has been tested & that certificates are available for inspection.			
Action Carried Out By:		Action Taken:	
Date:			

Hazard Pictures



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	EL03	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Various units 7th/6th/ 5th/4th/3rd - floor corridors				
Hazard Description				
Emergency light inoperative i.e. LED not armed. Potential to cause serious injury and to hinder an evacuation from the building in the event of an emergency situation or failure of the main electrical power supply.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	1	4	2	
Useful Legislation and Guidance				
The Regulatory Reform (Fire Safety) Order 2005. Management of Health & Safety at Work Regulations 1999. BS5266-1:2025 Emergency Lighting				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to repair / replace the emergency light unit. Ensure that the emergency lighting system is included on the building's maintenance schedule.				
Action Carried Out By:			Action Taken:	
Date:				




3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	F01
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
5th floor corridor near staircase			
Hazard Description			
Combustible items stored Potential fire hazard.			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
2	2	4	2
Useful Legislation and Guidance			
Regulatory Reform (Fire Safety) Order 2005.			
Action Required and Further Control Measure			
Remove combustible items and either store in a designated storage area or dispose of in the correct manner. Inform all tenants, employees & contractors (in writing) that communal areas (including plant & service areas) should not be used for storage purposes.			
Action Carried Out By:		Action Taken:	
Date:			

3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FAP07	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	

Hazard Location
Throughout property


Hazard Description	
<p>Incorrect evacuation strategy determined for building. Buildings current strategy is to stay put, whereas preferred strategy would be simultaneous evacuation.</p> <p>Potential for confusion and panic, which could delay response to an emergency.</p>	
People at Risk	
Disabled/visitors/contractors/tenants on site	

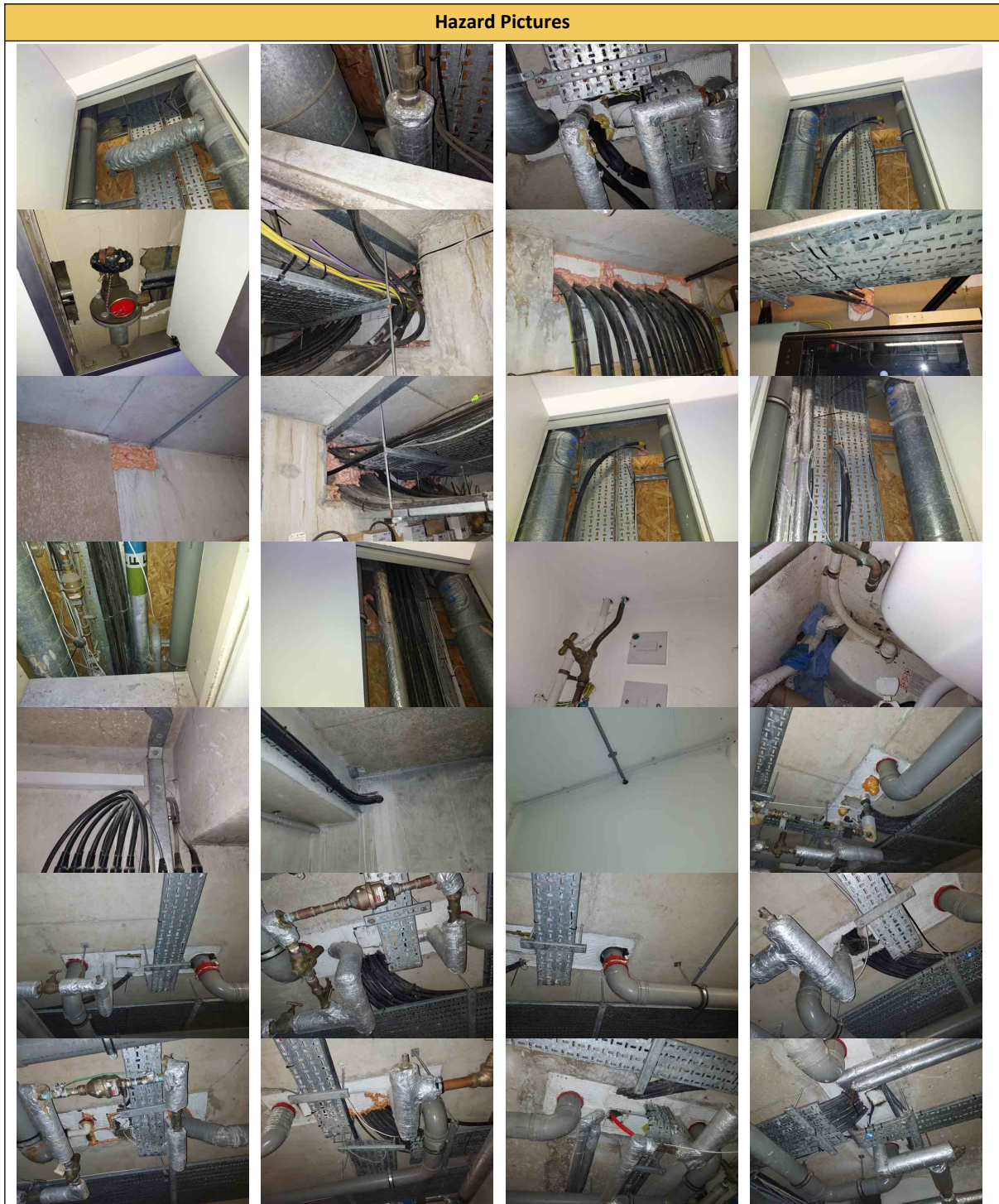
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
4	2	8	2

Useful Legislation and Guidance
Regulatory Reform (Fire Safety) Order 2005. Health & Safety (Safety Signs & Signals) Regulations 1996.


Action Required and Further Control Measure				
<p>Update the emergency plan (and any fire action notices) to reflect a simultaneous evacuation strategy.</p> <p>Inform all tenants in writing of the change to the evacuation strategy.</p> <p>A simultaneous evacuation involves all building users evacuating upon hearing a fire alarm.</p> <p>A stay put policy is only recommended in purpose built blocks with adequate fire compartmentation and requires that tenants stay in their flat unless the fire is present there or unless advised to move by the fire brigade. A stay put policy cannot be put in place where an automatic fire detection and warning system is present.</p>				
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Action Carried Out By:</td> <td style="width: 50%;">Action Taken:</td> </tr> <tr> <td>Date:</td> <td></td> </tr> </table>	Action Carried Out By:	Action Taken:	Date:	
Action Carried Out By:	Action Taken:			
Date:				

3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FBS03f
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Various locations risers			
Hazard Description			
Whilst a compartmentation survey has been completed, it appears the remedial actions identified within haven't been actioned.			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
4	2	8	2
Useful Legislation and Guidance			
The Regulatory Reform (Fire Safety) Order 2005 The Association of Specialist Fire Protection Technical Guidance Document TGD 17			
Action Required and Further Control Measure			
Employ a qualified and competent third party contractor to undertake the remedial works identified within the compartmentation survey. Fire stopping works should be subject to regular inspections (no longer than annual) to monitor condition with suitable records maintained.			
Action Carried Out By:		Action Taken:	
Date:			



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FCOMP05	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Ceiling basement 1				
Hazard Description				
Existing fire stopping damaged or in a state of disrepair. Potential for heat, smoke and/or fire to spread from the point of origin to further parts of the property.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
The Regulatory Reform (Fire Safety) Order 2005 The Association of Specialist Fire Protection Technical Guidance Document TGD 17				
Action Required and Further Control Measure				
Employ a qualified and competent third party accredited contractor to remove / repair existing fire stopping materials.				
Action Carried Out By:		Action Taken:		
Date:				


Hazard Pictures



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FCOMP08	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	

Hazard Location
Basement 1 ceiling

Hazard Description	
The intumescent collar installed around the plastic pipework passing through ceiling has not been installed but dropped so now in the incorrect position. Potential for heat, smoke and/or fire to spread from the point of origin to further parts of the property.	
People at Risk	
Employees/Contractors/Visitors/Public/Tenants	

Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
4	2	8	2


Useful Legislation and Guidance
The Regulatory Reform (Fire Safety) Order 2005 The Association of Specialist Fire Protection Technical Guidance Document TGD 17

Action Required and Further Control Measure				
To maintain suitable compartmentation where plastic pipes pass through the ceiling / floor levels, employ a competent and third party contractor to repair / replace intumescent pipe collar to the side where it passes through. Fire stopping works should be subject to regular inspections (no longer than annual) to monitor condition with suitable records maintained.				
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Action Carried Out By:	Action Taken:			
Date:				


Hazard Pictures

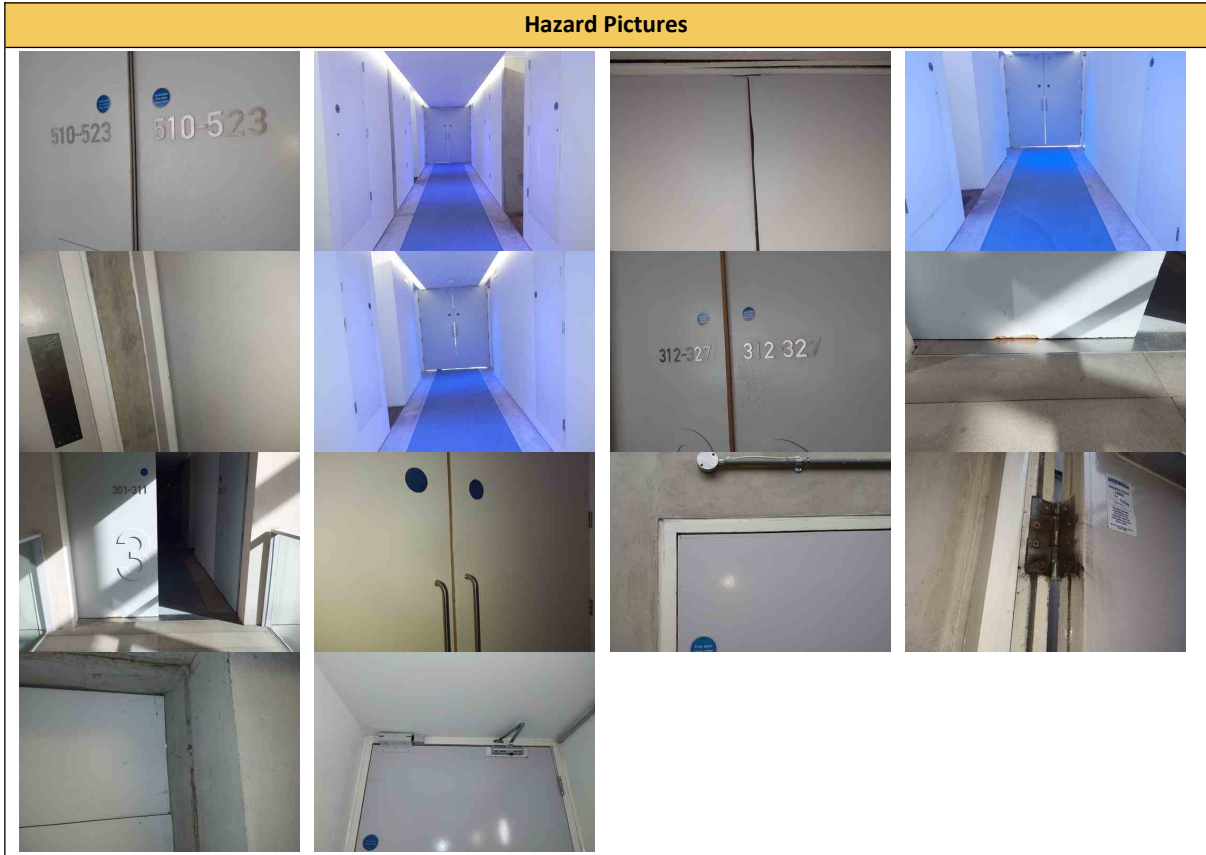


3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two


3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FD02c	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Corridor doors				
Hazard Description				
The gap between the fire door leaf and the frame is excessive, i.e larger than 3mm +/- 1mm.				
Potential for fire and smoke to spread through property.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
2	2	4	2	
Useful Legislation and Guidance				
Regulatory Reform (Fire Safety) Order 2005. BS EN 1634-1:2008+A1:2018				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to carry out the necessary remedial work, to ensure that the gap between the door leaf and the frame is 3mm +/- 1mm.				
Action Carried Out By:			Action Taken:	
Date:				

3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two


3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FD06c	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Throughout property				
Hazard Description				
The communal areas fire door survey, undertaken by IFDI (NW) on 01.03.2026 has highlighted a number of faults which will allow smoke to pass through the door. Potential for smoke to spread throughout the communal areas.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
The Regulatory Reform (Fire Safety) Order 2005. The Fire safety (England) Regulations 2022. BS 476, BS EN 1634.				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to undertake the remedial works to the doors as highlighted within the fire door survey with additional surveys implemented on a quarterly basis (refer to non-compliance 4.2.74b)				
Action Carried Out By:			Action Taken:	
Date:				



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FD06d	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Throughout property				
Hazard Description				
The residential tenants entry door / fire door survey, undertaken by IFDI (NW) on 01.03.2026, has highlighted a number of faults which will allow smoke to pass through the door. Potential for smoke to spread throughout the communal areas.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
The Regulatory Reform (Fire Safety) Order 2005. The Fire safety (England) Regulations 2022. BS 476, BS EN 1634.				
Action Required and Further Control Measure				
Liaise with the responsible persons / property owner to ensure they employ a qualified, competent and 3rd party accredited contractor to undertake the remedial works to the doors as highlighted within the fire door survey with additional surveys implemented on an annual basis (refer to non-compliance code 4.2.74a)				
Action Carried Out By:			Action Taken:	
Date:				


3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FEX04	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Electric meter room B2				
Hazard Description				
Fire extinguishers are overdue for service. Extinguishers last has no service label				
Potential reduction in firefighting capability.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	1	4	2	
Useful Legislation and Guidance				
Regulatory Reform (Fire Safety) Order 2005. Management of Health & Safety at Work Regulations 1999. Workplace (Health, Safety & Welfare) Regulations 1992. B.S. 5306 -8:2017.				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to service / replace the extinguishers.				
Action Carried Out By:		Action Taken:		
Date:				

Hazard Pictures




3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FLAM01
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Stairwell			
Hazard Description			
Flammable items incorrectly stored. Potential fire/explosion risk.			
People at Risk			
Disabled/visitors/contractors/tenants on site			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
3	2	6	2
Useful Legislation and Guidance			
The Regulatory Reform (Fire Safety) Order 2005.			
Action Required and Further Control Measure			
Remove flammable items and either store in a designated storage area or dispose of in the correct manner. Inform all tenants, employees & contractors (in writing) that communal areas (including plant & service areas) should not be used for the storage of flammable items.			
Action Carried Out By:		Action Taken:	
Date:			

3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FSD08a	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	

Hazard Location
Bin store fires shutters

Hazard Description	
No evidence observed relating to testing and inspection of the cause and effect of fire alarm tests. Potential reduction in fire safety provisions.	
People at Risk	
Employees/Contractors/Visitors/Public/Tenants	

Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
4	2	8	2

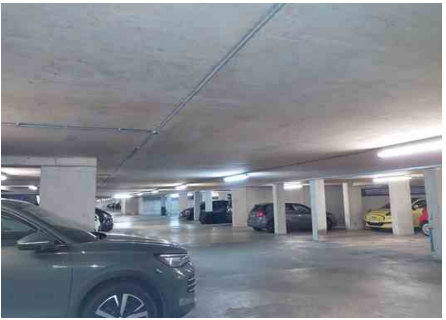
Useful Legislation and Guidance
The Regulatory Reform (Fire Safety) Order 2005.

Action Required and Further Control Measure
Activation of the fire alarm frequently has the following secondary effects, which also need to be tested regularly: - shutters automatically shut Where there are a high number of interfaces, it is suggested that these are inspected in rotation so that all elements are looked at over a 3 month period. Maintain records to demonstrate all elements are being inspected regularly.
Action Carried Out By:
Date:
Action Taken:


Hazard Pictures



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FSV03
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Car park area			
Hazard Description			
No smoke ventilation system is provided within the car park area, build up of smoke in this area.			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
4	2	8	2
Useful Legislation and Guidance			
The Regulatory Reform (Fire Safety) Order 2005. The Management of Health & Safety at Work Regulations 1999.			
Action Required and Further Control Measure			
It is recommended that the Responsible Person, review the fire strategy as this is covered in the report. Get the fire engineer or smoke control engineer to determine what is required.			
Action Carried Out By:		Action Taken:	
Date:			


3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

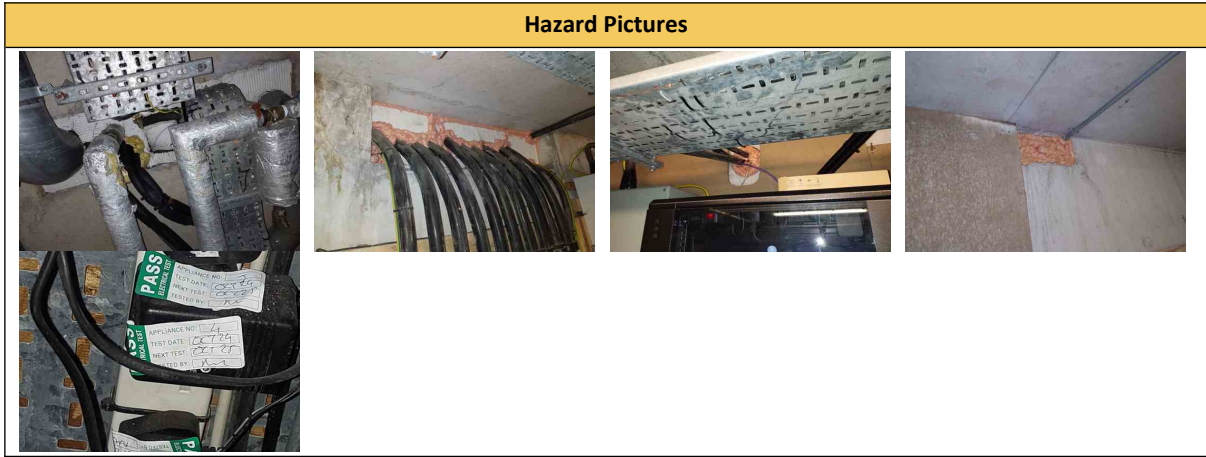
3.4 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FSV03
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Atrium and corridors			
Hazard Description			
No automatic fire detection is provided within the atrium or communal corridor areas.			
People at Risk			
Disabled/visitors/contractors/tenants on site			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
4	2	8	2
Useful Legislation and Guidance			
The Regulatory Reform (Fire Safety) Order 2005. The Management of Health & Safety at Work Regulations 1999.			
Action Required and Further Control Measure			
It is recommended that the Responsible Person, review the fire strategy as this is covered in the report. Get the fire engineer or smoke control engineer to determine what is required.			
Action Carried Out By:		Action Taken:	
Date:			

Hazard Pictures



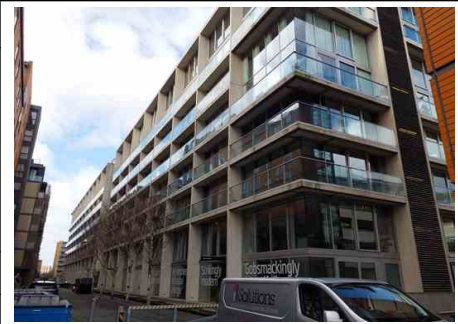
3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	MMRC01	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Throughout property				
Hazard Description				
Resident engagement. Pending the remediation of compartmentation, there is an increased risk of internal fire spread.				
People at Risk				
Disabled/visitors/contractors/tenants on site				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
The Regulatory Reform (Fire Safety) Order 2005 Building Regulations Approved Document B4. Fire Safety Act 2021. NFCC Guidance Note 4th Edition August 2022.				
Action Required and Further Control Measure				
Engage with residents to ensure they fully understand, and are updated with any changes to the emergency fire procedures and ensure fire procedure notices are also updated and accurate.				
Action Carried Out By:			Action Taken:	
Date:				



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	MMRC06	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Throughout property				
Hazard Description				
Flat entrance doors. Pending the remediation of compartmentation as a result of the non fire rated materials used, there is an increased risk of internal fire spread.				
People at Risk				
Disabled/visitors/contractors/tenants on site				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
Building Regulations Approved Document B4. Regulatory Reform (Fire Safety) Order 2005. Fire Safety Act 2021. NFCC Guidance Note 4th Edition August 2022.				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to inspect all flat entrance doors ensuring that letter boxes (where installed) are 30 minute fire rated, and that doors that open onto escape routes and stairwells are fire-resisting and have effective self-closing devices installed, overcoming any latch.				
Action Carried Out By:			Action Taken:	
Date:				



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two


3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	MMRC09	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Throughout property				
Hazard Description				
Fire fighting facilities. Pending the remediation of compartmentation as a result of the non fire rated materials used, there is an increased risk of internal fire spread.				
People at Risk				
Disabled/visitors/contractors/tenants on site				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
Building Regulations Approved Document B4. Regulatory Reform (Fire Safety) Order 2005. Fire Safety Act 2021. NFCC Guidance Note 4th Edition August 2022.				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to inspect all facilities that are provided for fire fighters, including fire fighting lifts, dry rising mains and fire hydrants.				
Action Carried Out By:			Action Taken:	
Date:				



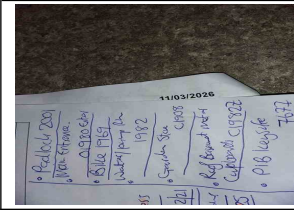
3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	MMRC11	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Throughout property				
Hazard Description				
Smoke detection within flats. Pending the remediation of compartmentation as a result of the non fire rated materials used, there is an increased risk of internal fire spread.				
People at Risk				
Disabled/visitors/contractors/tenants on site				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
Building Regulations Approved Document B4. Regulatory Reform (Fire Safety) Order 2005. Fire Safety Act 2021.. NFCC Guidance Note 4th Edition August 2022.				
Action Required and Further Control Measure				
Advise all residents (in writing) to ensure all smoke alarms are present and working within their own flats, also, to report any fire safety concerns within the building to their landlord/managing agent and understand the purpose and importance of any interim measures being taken.				
Action Carried Out By:			Action Taken:	
Date:				


3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	No Access	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Basement 1 store cupboard				
Hazard Description				
The attending advisor was unable to gain access to this area, code would not open door				
Potential for hazards to exist undetected, remain unmanaged and subsequently, cause injury and/or present a fire hazard.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
Health & Safety at Work Act 1974. Regulatory Reform (Fire Safety) Order 2005.				
Action Required and Further Control Measure				
Ensure that a competent person gains access to this area in order to ascertain if there are any hazards present.				
Action Carried Out By:			Action Taken:	
Date:				

Hazard Pictures



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	No Access	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Some risers				
Hazard Description				
The attending advisor was unable to gain access to this area, unable to access some risers as key doesnt engage and hard to open				
Potential for hazards to exist undetected, remain unmanaged and subsequently, cause injury and/or present a fire hazard.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
4	2	8	2	
Useful Legislation and Guidance				
Health & Safety at Work Act 1974. Regulatory Reform (Fire Safety) Order 2005.				
Action Required and Further Control Measure				
Ensure that a competent person gains access to this area in order to ascertain if there are any hazards present.				
Action Carried Out By:			Action Taken:	
Date:				


Hazard Pictures



3.4 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Two

3.4 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	W@H08a	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	

Hazard Location
Staircase between 7th and 8th floor


Hazard Description	
Abandoned/orphaned ladder. Unable to determine who owns the ladder, and as such, the ladder has not been maintained and may not be safe for use.	
People at Risk	
Employees/Contractors/Visitors/Public/Tenants	

Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
3	2	6	2


Useful Legislation and Guidance
Health and Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. The Work at Height Regulations 2005.

Action Required and Further Control Measure	
Where possible, try to identify who the ladder belongs to and ask for it to be stored away from the communal areas. If the owners cant be located, remove orphaned ladders from site and dispose of. Ladders which are in good condition can be retained provided they are inspected by a competent person and marked with a tag / identification plate. Retained ladders should be stored securely when not in use and subject to regular inspection to ensure they remain in safe condition	
Action Carried Out By:	Action Taken:
Date:	

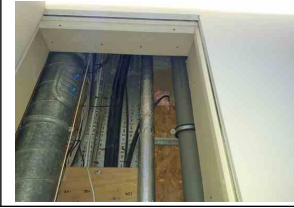
3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	E06	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Plug loose 4th floor near flat 414				
Hazard Description				
Plug loose so exposing connections Potential electric shock.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
2	1	2	3	
Useful Legislation and Guidance				
Management of Health & Safety at Work Regulations 1999. Electricity at Work Regulations 1989. IEE Regulations 18th Edition.				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to confirm if the exposed electrical wiring and connections are "live" & to isolate, reconnect or disconnect from the electrical circuit as required.				
Action Carried Out By:			Action Taken:	
Date:				


3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FBS04
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Meter room B2 and risers			
Hazard Description			
Excessive amount of intumescent foam has been used to fire stop gaps. Foam has been allowed to expand and hasn't been cut back so the size of the gap can't be determined. Foam should only be used for gaps stipulated in the manufacturer data sheet.			
Potential for fire and smoke to spread through the property			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
3	1	3	3
Useful Legislation and Guidance			
Regulatory Reform (Fire Safety) Order 2005.			
Action Required and Further Control Measure			
Fire retardant foams will only offer fire stopping properties when used in narrow voids or gaps. Where fire retardant foams are used, it is important to check what independent tests have been carried out to show its suitability.			
To ensure that suitable fire resistance is afforded, it is recommended that you employ a qualified, competent 3rd party contractor to remove / replace PU foam with fire batting treated with intumescent mastic / coating. Alternatively, gaps in brick / block work can be replaced with like-for-like material or a suitable fire stopping compound.			
Action Carried Out By:		Action Taken:	
Date:			

Hazard Pictures




3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FBS04a	Fire
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Meter room B2 and car park ceiling				
Hazard Description				
Use of expanding foam on plaster board. Expanding foam (fire stopping foam) is not rated or tested for use on drywall and is only to be used on masonry / concrete walls for small penetrations or linear gap sealing e.g around a fire door frame. Increases the likelihood of fire / smoke spreading through the property.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
1	3	3	3	
Useful Legislation and Guidance				
The Regulatory Reform (Fire Safety) Order 2005				
Action Required and Further Control Measure				
Employ a qualified, competent and third party contractor to remove expanding foam replacing it with a suitable penetration seal that is specified for use on dry wall systems. This may take the form of an intumescent sealant or other proprietary system.				
Action Carried Out By:		Action Taken:		
Date:				


Hazard Pictures



3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FMCP05
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Electric meter room B2			
Hazard Description			
Manual call points not numbered.			
Potential for call points not being tested in rotation			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
1	1	1	3
Useful Legislation and Guidance			
Regulatory Reform (Fire Safety) Order 2005. Management of Health & Safety at Work Regulations 1999. BS 5839-6:2019.			
Action Required and Further Control Measure			
Employ a competent person to number the manual call points.			
A different manual call point should be used at the time of every weekly test, so that all manual call points in the building are tested in rotation over a prolonged period.			
Results to be recorded			
Action Carried Out By:		Action Taken:	
Date:			


3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FMES02b
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
7th/3rd floor and stairwells			
Hazard Description			
Storage on escape route.			
Although not a significant hazard at the time, if storage is allowed to accumulate, it could result in blocked escape routes.			
Potential to hinder evacuation of building in the event of an emergency.			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
1	1	1	3
Useful Legislation and Guidance			
Regulatory Reform (Fire Safety) Order 2005.			
Action Required and Further Control Measure			
Employ a competent person to remove the items stored on the escape route.			
Inform all tenants (in writing) that it is a legal requirement to maintain all fire exits/ escape routes free from obstruction.			
Include escape routes and exits in regular property inspections.			
Action Carried Out By:		Action Taken:	
Date:			


Hazard Pictures



3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	FRIS03
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
3rd floor bin chute and riser			
Hazard Description			
Items are being stored in bin chute/riser area.			
Potential obstruction for emergency services, leading to a delay in firefighting operations.			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
1	1	1	3
Useful Legislation and Guidance			
Regulatory Reform (Fire Safety) Order 2005. Management of Health & Safety at Work Regulations 1999. BS 5041-1987. BS 9990-2015			
Action Required and Further Control Measure			
Remove stored items from bin chute area. Inform occupants that these cupboards are not to be used for storage.			
Monitor bin chute areas on a regular basis.			
Action Carried Out By:		Action Taken:	
Date:			

3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three


3.5 Action Plan – Fire Risk/Hazards Risk/Hazard			
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	W@H08
		Assessor	Andrew Thompson MIIRSM, MIFSM
		Date	11/03/2026
		Responsible Person/ Body	Timber Wharf Management Limited
Hazard Location			
Basement 2 kitchen/toilet area			
Hazard Description			
Incorrect storage of ladder. Potential fall / falling object hazards.			
People at Risk			
Employees/Contractors/Visitors/Public/Tenants			
Hazard Evaluation			
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:
1	1	1	3
Useful Legislation and Guidance			
Health and Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. The Work at Height Regulations 2005.			
Action Required and Further Control Measure			
Ladders should be stored and secured horizontally on their stiles on racks / brackets. They are to be suitably supported to prevent sagging and damage. If ladders are to be stored vertically they must be adequately secured.			
Action Carried Out By:		Action Taken:	
Date:			

3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three


3.5 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	W10a	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
Basemen1 kitchen/toilet area				
Hazard Description				
Evidence of Water Ingress/Leak, and black mould. Potential for localised flooding, damage to building structure, and health issues associated with damp conditions.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
1	1	1	3	
Useful Legislation and Guidance				
Health & Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999.Workplace (Health, Safety & Welfare) Regulations 1992,				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to investigate the source of the leak and carry out any necessary repairs. Ensure area is inspected regularly as part of the building maintenance schedule to check for any recurrence.				
Action Carried Out By:			Action Taken:	
Date:				



3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	W10a	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
2nd floor dry riser near flat 226				
Hazard Description				
Evidence of Water Ingress/Leak, evidence of black mould. Potential for localised flooding, damage to building structure, and health issues associated with damp conditions.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
1	1	1	3	
Useful Legislation and Guidance				
Health & Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. Workplace (Health, Safety & Welfare) Regulations 1992,				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to investigate the source of the leak and carry out any necessary repairs. Ensure area is inspected regularly as part of the building maintenance schedule to check for any recurrence.				
Action Carried Out By:			Action Taken:	
Date:				

3.5 Action Plan – Health, Safety & Fire Risks/Hazards – Priority Three

3.5 Action Plan – Fire Risk/Hazards Risk/Hazard				
Site Address	Timber Wharf Worsley Street Castlefield Manchester M15 4NZ	Risk No/Type	W10a	H&S
		Assessor	Andrew Thompson MIIRSM, MIFSM	
		Date	11/03/2026	
		Responsible Person/ Body	Timber Wharf Management Limited	
Hazard Location				
7th/6th/5th/4th floor corridors near flats 702/622/503/ 409				
Hazard Description				
Evidence of Water Ingress/Leak. Potential for localised flooding, damage to building structure, and health issues associated with damp conditions.				
People at Risk				
Employees/Contractors/Visitors/Public/Tenants				
Hazard Evaluation				
Severity:	Likelihood/Frequency:	Risk Rating:	Priority:	
1	1	1	3	
Useful Legislation and Guidance				
Health & Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999.Workplace (Health, Safety & Welfare) Regulations 1992,				
Action Required and Further Control Measure				
Employ a qualified, competent and 3rd party accredited contractor to investigate the source of the leak and carry out any necessary repairs. Ensure area is inspected regularly as part of the building maintenance schedule to check for any recurrence.				
Action Carried Out By:			Action Taken:	
Date:				

3.6 Documentation Review – Requires Attention

The table below contains details of documentation, policies, or process review pertinent to the property that were found either to be missing, inadequate, or requiring additional action or attention.

Documentation Review & Analysis – Requires Attention (Please tick end column to indicate completion of each action)						
Ref No.	Requirement	Legislation	Observations	Action Required	Supporting or Critical	✓
4.2.12	Permit to work system.	Management of Health & Safety at Work Regulations 1999. R8 & 12 Provision & Use of Work Equipment Regulations 1998. R 7,11 &12 Construction (Design & Management) Regulations 2015	No information or records in regards permit to work systems have been made available prior to or at the time of the inspection.	Ensure records of permit to work system are made available for inspection.	Critical	
4.2.16	Asbestos Register	Health and Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. Control of Asbestos Regulations 2012 R3	An asbestos survey/register is available for inspection by employees and contractors, however the asbestos survey/register does not appear to be up to date. Last Survey dated - 14/01/2015	Commission an asbestos update/re inspection survey and ensure the report is retained with asbestos management documentation and made available for inspection by employees and contractors.	Critical	
4.2.22	Management of Working at Height equipment	Health and Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. Workplace (Health, Safety & Welfare) Regulations 1992. The Work at Height Regulations 2005.	No information or records in regards the management of working at height equipment have been made available prior to or at the time of the inspection. Fixed ladder Hand rail Horizontal life line (decommissioned) vertical life line mansafe harness	Ensure that records of inspections of the Working at Height equipment are made available for inspection.	Critical	
4.2.22a	Statutory inspection of persons lifting equipment.	Health and Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. Lifting Operations & Lifting Equipment Regulations 1998. Workplace (Health, Safety & Welfare) Regulations 1992. The Work at Height Regulations 2005.	No information or records relating to the LOLER 6 monthly statutory engineering inspection of persons lifting equipment has been made available for review prior to or at the time of the assessment. vertical life line (ManSafe Harness)	Ensure all LOLER statutory engineering inspection of the persons lifting equipment records are made available.	Critical	

Documentation Review & Analysis – Requires Attention (Please tick end column to indicate completion of each action)						
Ref No.	Requirement	Legislation	Observations	Action Required	Supporting or Critical	✓
4.2.23	Fire Risk Assessment	Regulatory Reform (Fire Safety) Order 2005. Management of Health and Safety at Work Regulations 1999, Regulation 3.	The Fire Risk Assessment has been undertaken for the landlords demise however, there appears to be two or more Responsible Persons sharing, or having duties in respect of, premises (whether on a temporary or a permanent basis). The Fire Risk Assessments for these responsible persons sharing, or having duties in respect of, premises (whether on a temporary or a permanent basis) have not been obtained.	It is recommended that the landlord/agent liaise with the ground floor commercial tenants to gain information on hazards arising from their Fire Risk Assessment which may affect building users in compliance with their duty to co-operate and co-ordinate and to enable them to comply with the requirements & prohibitions imposed on them by or under the Regulatory Reform (Fire Safety) Order 2005.	Critical	
4.2.23	Fire Risk Assessment	Regulatory Reform (Fire Safety) Order 2005. Management of Health and Safety at Work Regulations 1999, Regulation 3.	A Fire Risk Assessment has been carried out at this property, however it was observed that the previous Fire Risk Assessment has not had all the outstanding remedial actions implemented.	The Responsible Person is to be made aware of the outstanding observations and implement all the resulting remedial actions. Please refer to Section 3.8 `Condensed Summary of Hazards` in both this report and the previous one. Risk assessments are required to be reviewed regularly.	Supporting	
4.2.25	Detailed Emergency Plan.	The Regulatory Reform (Fire Safety) Order 2005. The Health & Safety at Work Act 1974. The Management of Health & Safety at Work Regulations 1999.	There is reportedly a detailed Emergency Plan for the property however the plan was not made available at the time of inspection.	Ensure that a detailed Emergency Plan for the property is made available for inspection.	Critical	
4.2.27	Fire Alarm Testing & Maintenance	Regulatory Reform (Fire Safety) Order 2005. BS EN 54:- Fire detection and fire alarm systems. BS 5839-1:2025.	No information or records in regards Fire alarm testing or maintenance have been made available prior to or at the time of the inspection. (detection system in basement)	Ensure all fire alarm system inspection, testing and maintenance records are up to date and available on site for inspection.	Critical	

Documentation Review & Analysis – Requires Attention (Please tick end column to indicate completion of each action)						
Ref No.	Requirement	Legislation	Observations	Action Required	Supporting or Critical	✓
4.2.29	Self-contained stand-alone smoke Detectors. Management of maintenance & inspection.	Regulatory Reform (Fire Safety) Order 2005. BS EN 54:- Fire detection and fire alarm systems. Workplace (Health, Safety & Welfare) Regulations 1992. BS 5839-1:2025.	Maintenance of self-contained standalone smoke detectors is carried out but no records of monthly checks available.	Ensure self-contained standalone smoke detectors are tested and maintained as per manufacturers recommendations.	Critical	
4.2.32	Fire Extinguishers; Management of maintenance & inspection.	Regulatory Reform (Fire Safety) Order 2005. Management of Health & Safety at Work Regulations 1999. Health & Safety (Safety Signs & Signals) Regulations 1996. BS 5306-3:2017	Fire extinguishers are not checked monthly or serviced annually.	Employ a qualified, competent and 3rd party accredited contractor to service the extinguishers annually, and employ a competent person to carry out a monthly visual inspection of the extinguishers to ensure that; a) Are in the correct location and wall mounted. b) Have not been discharged and are still within charged zone. c) Are not being misused e.g. used as door stops. d) Are not obstructed.	Critical	
4.2.35	Dry Riser. Management of inspection and testing.	Regulatory Reform (Fire Safety) Order 2005. BS 9990-2015	The last documented annual pressure tests are carried out as 14.10.2024, however there were no records observed relating to 6 monthly visual inspections.	Ensure records of 6 monthly visual inspection and annual pressure testing are made available.	Critical	
4.2.40a	Lifting Equipment (Lifts) LOLER Statutory inspection of lifting equipment.	Lifting Operations & Lifting Equipment Regulations 1998. Health & Safety at Work Act 1974	Records observed relating to the LOLER 6 monthly statutory lift engineering inspection of lifting equipment indicates that the engineering inspection is overdue, 01.08.2024.	Employ a competent and qualified 3rd party accredited contractor to carry out a new LOLER statutory engineering inspection of lifts as last available record has expired.	Critical	
4.2.43	Pressure Vessels and Systems; Management of maintenance & inspection.	The Pressure Systems Safety Regulations 2000. R 8 & 9 Provision and Use of Work Equipment Regulations 1998. Gas Safety (Installation & Use) Regulations 1998.	No information or records in regards the maintenance and inspection of pressure vessels and systems have been made available prior to or at the time of the inspection	Ensure records of regular inspections are made available.	Critical	

Documentation Review & Analysis – Requires Attention (Please tick end column to indicate completion of each action)						
Ref No.	Requirement	Legislation	Observations	Action Required	Supporting or Critical	✓
4.2.43a	Pressure Vessels and Systems; Statutory inspection	The Pressure Systems Safety Regulations 2000. R 8 & 9 Provision and Use of Work Equipment Regulations 1998. Gas Safety (Installation & Use) Regulations 1998.	No information or records in regards the statutory inspection of pressure systems has been made available for review prior to or at the time of the assessment.	Ensure all records for the statutory inspection of pressure systems are made available.	Critical	
4.2.49	Electrical Equipment Testing (EET).	The Health & Safety at Work Act 1974, Electricity at Work Regulations 1989, The provision and Use of Work Equipment Regulations 1998, The Management of Health & Safety at Work Regulations 1999. IET Code of Practice 5th Edition.	Electrical equipment has been tested, labelled and a register retained; however, the tests are no longer current. 10.2024 and some items not tested	Carry out an inventory of all electrical equipment, and then employ a competent person to test and label all equipment and create a register.	Critical	
4.2.50	Lightning Conductors; Management, maintenance & inspection.	Electricity at Work Regulations 1989. BS 6651:1999. BS 62305-1:2011.	Lightning conductors have reportedly been tested however, there were no test records to confirm this.	Ensure records of testing of lightning conductors are made available.	Critical	
4.2.52	Emergency Lighting; Management of maintenance & inspection.	Regulatory Reform (Fire Safety) Order 2005. The Fire (Scotland) Act 2005, Workplace (Health, Safety & Welfare) Regulations 1992. Health & Safety (Safety Signs & Signals) Regulations 1996. BS5266-1:2025 Emergency Lighting	Annual full duration tests are carried out as required, however there were no records observed relating to monthly functional testing of the emergency lighting present.	Ensure that a monthly functional (flick) test or visual inspection of emergency lighting is carried out in addition to the annual full discharge testing in accordance with BS 5266-8. Maintain up to date records of all tests carried out	Critical	
4.2.52a	Emergency lighting photometric performance verification	Regulatory Reform (Fire Safety) Order 2005. The Fire (Scotland) Act 2005, BS5266-1:2025 Emergency Lighting	Emergency lighting photometric performance verification has reportedly been completed, however, there were no records available to confirm this.	Ensure records for the photometric performance verification are made available.	Critical	
4.2.61	Control of Legionellosis Risk Assessment	Legionnaires Disease The Control of legionella bacteria in water systems, ACOP L8. Control of Substances Hazardous to Health Regulations 2002. BS8580-1:2019.	No information or records in regards the Control of Legionellosis have been made available prior to or at the time of the inspection	Ensure Legionella Risk Assessment and Water Hygiene Management System records are made available.	Critical	
4.2.70	Powered Shutter Management of maintenance & inspection.	Health and Safety at Work Act 1974. Provision and Use of Workplace Equipment Regulations 1998. Workplace (Health, Safety & Welfare) Regulations 1992.	No information or records in regards the maintenance and inspection of Powered Shutter have been made available prior to or at the time of the inspection	Ensure that relevant testing records for the Powered Shutter are held on site and available for inspection.	Critical	

Documentation Review & Analysis – Requires Attention (Please tick end column to indicate completion of each action)						
Ref No.	Requirement	Legislation	Observations	Action Required	Supporting or Critical	✓
4.2.74a	Annual fire door inspections of flat entrance doors.	The Regulatory Reform (Fire Safety) Order 2005. The Fire Safety (England) Regulations 2022	No information or records in regards fire door inspections have been made available prior to or at the time of the inspection	Ensure that records of the annual inspections of the flat entrance doors are made available.	Critical	
4.2.99b	Lifts and Essential Firefighting Equipment	The Regulatory Reform (Fire Safety) Order 2005. The Fire Safety (England) Regulations 2022.	No information or records of monthly checks of the following lifts and essential firefighting equipment have been made available prior to or at the time of the inspection. Firefighting lifts, Dry rising mains, fire detection and warning systems.	Devise and implement a regime of monthly checks on the lifts and essential firefighting equipment.	Critical	

3.7 Documentation Review – Available / Reviewed

The table below contains details of documentation, policies, or process review pertinent to the property that were found to be present and/or suitable and sufficient by the attending advisor.

Documentation Review & Analysis – Available / Reviewed			
(Continue with observed / reported ongoing safety management practices)			
Ref No.	Requirement	Legislation	Observations
4.2.1	Health & Safety provisions required where there are site based employees. These include but are not limited to - Health & Safety Policy Statement, Health & Safety Organisation and Arrangements, Health & Safety Poster, Employers liability Certificate, Welfare facilities, Health & Safety staff training records, Manual handling risk assessments, DSE risk assessments, First Aid assessments, Task risk assessments.	Health & Safety at Work Act 1974. Management of Health & Safety at Work Regs 1999. The Health & Safety (Consultation with Employees)1996. Employers Liability (Compulsory Insurance) Act 1998. Workplace (Health, Safety & Welfare)1992. Manual Handling Operations 1992. Health & Safety (Display Screen Equipment)1992. Health & Safety (First Aid)1981.	Suitable Health & Safety provisions have been made for on site employees with regard to - Health & Safety Policy Statement, Health & Safety organisation and arrangements, Health & Safety poster, Employers liability certificate, Welfare facilities, Health & Safety staff training records, Manual handling risk assessments, DSE risk assessments, First aid risk assessments, Lone Working Policy, Task risk assessments.
4.2.10	Safety Communication for Contractors.	Health & Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. Construction (Design & Management) Regulations 2015.	The managing agent does have in place a policy and procedure which has been reviewed, to ensure that site safety rules and requirements along with relevant risk assessments for Health & Safety, Fire, Asbestos and Legionella are issued to contractors prior to any work being carried out.
4.2.11	Contractor Vetting	Health & Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. Construction (Design & Management) Regulations 2015.	The managing agent does have in place a policy and procedure which has been reviewed, to ensure that all contractors employed to work on site have been vetted for Health & Safety competency, such as seeing Risk Assessments and Method Statements for any work to be carried out, Third Party Accreditation, Third Party Liability Insurance etc.
4.2.13	Health & Safety Risk Management	The Health & Safety at Work Act 1974 S2&3 Management of Health & Safety at Work Regulations 1999 R3	A Health & Safety Risk Assessment has been carried out at this property and a number of hazards and legal non-compliances were identified, which the Responsible Person has a duty to manage and attend to as per the Action Plan in Sections 3.1 and 3.5 of the report. Risk assessments are required to be periodically reviewed.
4.2.1a	Fire Safety provisions required where there are site based employees. These include but are not limited to - Fire safety management plan, Fire / site induction training, Fire awareness training, Fire warden training, use of fire extinguishers.	The Regulatory Reform (Fire Safety) Act 2005	Suitable Fire Safety provisions have been made for on site employees with regard to – Fire / site induction training, Fire awareness training, Fire warden training, use of fire extinguishers.

Documentation Review & Analysis – Available / Reviewed (Continue with observed / reported ongoing safety management practices)			
Ref No.	Requirement	Legislation	Observations
4.2.25a	Fire safety management plan (FSMP)	The Regulatory Reform (Fire Safety) Order 2005. Fire Safety (England) Regulations 2022	There is a fire safety management plan for the building with those individuals with responsibilities trained in it's use and suitable records maintained.
4.2.25b	Fire Strategy	The Regulatory Reform (Fire Safety) Order 2005. Fire Safety (England) Regulations 2022	There is a fire strategy document in place for the property.
4.2.39b	Fire Shutter inspection and maintenance.	The Regulatory Reform (Fire Safety) Order 2005. BSEN 16034. Building Regs Document B. PUWER Regs 1998.	Fire shutter has been inspected and serviced regularly, and records maintained.
4.2.40	Lifting Equipment (Lift) Management of maintenance & inspection.	Lifting Operations & Lifting Equipment Regulations 1998. Health & Safety at Work Act 1974	Routine servicing and maintenance of the lift has been carried out with records provided].
4.2.41	Lift Car Emergency Communication/Gain Assistance Procedure	Management of Health & Safety at Work Regulations 1999. The Lifting Operations and Lifting Equipment Regulations 1998. Provision and Use of Work Equipment Regulations 1998. BS 7255.	Lift Car emergency passenger communication/gain assistance procedure in place and prominently displayed in the lift.
4.2.44	Planned Preventative Maintenance Schedules	Management of Health & Safety at Work Regulations 1999. R4. Provision and Use of Work Equipment Regulations 1998. R 5 & 6. The Lifting Operations and Lifting Equipment Regulations 1998.	Suitable & sufficient Planned Preventative Maintenance (PPM) schedule in place. CWST Pumps
4.2.47	Access to Plant Rooms & Roof Areas	Management of Health & Safety at Work Regulations 1999. The Health & Safety at Work Act 1974, S2 & Working at Height Regulations 2005, R 6 & 9	Access to plant rooms & roof areas is restricted
4.2.48	Fixed Electrical Installation Inspections	Electricity at Work Regulations 1989. R4 IEE Regulations 18th Edition. The Institute of Electrical Engineers, Guidance Note 3 Inspection & Testing. BS9792:2025 Code of Practice Housing	Current, fixed electrical installation test certificates and records of remedial work are available.
4.2.57	Waste Management	Management of Health & Safety at Work Regulations 1999. Workplace (Health, Safety & Welfare) Regulations 1992. Environmental Protection (Duty of Care) Regulations 1991. Environmental Protection Act 1990.	There are suitable Waste Management systems in place.
4.2.63	Accident book/Accident Reporting Procedure including RIDDOR.	Health & Safety at Work Act 1974. The Management of Health & Safety at Work Regulations 1999. RIDDOR, The Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013.	The managing agent does have in place an accident book/accident reporting procedure which has been reviewed.
4.2.74b	Quarterly inspections of communal fire doors.	The Regulatory Reform (Fire Safety) Order 2005. The Fire Safety (England) Regulations 2022.	The communal fire doors are subject to quarterly inspections and records maintained.
4.2.76	Property Inspections	Health & Safety at Work Act 1974. Management of Health & Safety at Work Regulations 1999. Regulatory Reform (Fire Safety) Order 2005. Workplace (Health, Safety & Welfare) Regs 1992.	The property manager does have in place a policy and procedure which has been reviewed, whereby property inspections are carried out on a regular basis.

Documentation Review & Analysis – Available / Reviewed			
(Continue with observed / reported ongoing safety management practices)			
Ref No.	Requirement	Legislation	Observations
4.2.81	External Cladding Testing of fire performance	BS8414 Fire performance of external cladding systems. BS9999 Fire safety in the design, management & use of buildings. Building Regs Approved Document B. The Fire Safety Act 2021. PAS 9980	Documented evidence has been provided, that confirms that the external cladding has been subjected to a Fire Risk Appraisal of the External Wall (FRAEW) and actioned accordingly.
4.2.99	Wayfinding Signage	The Regulatory Reform (Fire Safety) Order 2005. The Fire Safety (England) Regulations 2022.	Suitable and sufficient wayfinding signage is displayed throughout the property.
4.2.99a	Secure Information Box	The Regulatory Reform (Fire Safety) Order 2005. The Fire Safety (England) Regulations 2022.	There is a suitable and sufficient Secure Information Box in place (SIB)
4.2.99c	Information on the External Wall Design, Installation and Construction.	The Regulatory Reform (Fire Safety) Order 2005. The Fire Safety (England) Regulations 2022.	There is a policy in place for providing information to the local fire authority on the design, installation and construction of the external wall system.
4.2.99d	Registration of a high rise residential building with the building safety regulator.	The Regulatory Reform (Fire Safety) Order 2005 The Building Safety Act 2022	Information has been found via The Building Safety Regulator register detailing that the building has been registered with the building safety regulator. Building registration number - HRB12792Y4K5
4.2.99e	Mandatory occurrence reporting system	The Regulatory Reform (Fire Safety) Order 2005 The Building Safety Act 2022 Building (Higher Risk Buildings Procedures) (England) Regulation 2023 (Section 32)	The Principal Accountable person (PIP) operates a Mandatory Reporting Occurrence (MOR) system for this high-rise residential building with information / records provided.

4.0 Documentation Review & Categories

4.1 Documentation and Standards Cross-Reference

Fire safety depends not only on what we see during the visit but also on the records that show systems are being tested and maintained. Some documents are so important that we need to check them directly, because they can change the overall outcome of the assessment. For other routine records, it's usually enough for the Responsible Person to confirm they are in place, unless we see something that suggests otherwise. This way, the assessment stays practical and focused, while making sure that the most important evidence is always verified and that the responsibility for keeping records remains clear.

It is important that any confirmation provided by the Responsible Person is accurate. If claims about the property or its records prove to be false, the Fire Risk Assessment could be deemed not "suitable and sufficient" under the law. This may expose the Responsible Person to legal enforcement, financial penalties, and the added cost of further assessments or remedial work.

4.2 Critical Documentation Examples

For critical documentation, the existence and content of these records must be sighted as part of the Fire Risk Assessment, as they are fundamental to determining the outcome. Where such documents were not available at the time of assessment, this is recorded as a significant finding, and the absence is reflected in the overall risk outcome. In these cases, specific recommendations are made to obtain and maintain the required records. This ensures the assessment remains robust, transparent, and aligned with regulatory expectations, while making clear that the duty to provide and retain such documentation rests with the Responsible Person.

Document	Reason for Criticality
External wall assessments (EWS1, FRAEW, PAS 9980)	Determines external wall fire safety compliance.
Fire strategy drawings / PIB plans	Legally required under Fire Safety (England) Regulations.
Flat entrance & communal fire door inspection records	Statutory quarterly/annual checks required.
Electrical Installation Condition Report (EICR)	Essential for ignition source management.
Fire detection/alarm/smoke control certificates	Confirms life safety systems are functional.
Asbestos management plan (pre-2000 buildings)	Legal requirement under CAR 2012.
Emergency lighting test/maintenance (annual)	Verifies compliance with BS 5266.
Enforcement/alteration	Impacts FRA outcome and compliance status.

4.3 Supporting Documentation Examples

For supporting documentation, where the Responsible Person has confirmed the existence of records but these have not been sighted, the confirmation is accepted and the item is recorded as compliant, annotated as "not sighted." Unless there are clear indications or associated hazards that would call such confirmation into question, the overall risk outcome for the premises is not affected by unsighted records. This proportionate approach reflects the intent of current legislation and regulator guidance: it allows reports to remain concise and practical while still highlighting where management arrangements may be incomplete and clarifying that responsibility for maintaining and producing records rests with the Responsible Person.

Document	Reason for Supporting Classification
Weekly fire alarm test logs	Confirms routine management but absence does not invalidate FRA baseline.
Monthly emergency lighting tests	Confirms checks, but system function observed during site visit.
Fire extinguisher service records	Confirms maintenance, absence flagged as management issue.
PAT certificates	Confirms electrical appliance testing.
Housekeeping / inspection checklists	Confirms ongoing management culture.
Staff fire safety training & drill records	Confirms management compliance obligations.
Resident information records	Confirms communication duties are met.

5.0 BS Report Mapping

Although the Fire Safety Order does not prescribe a report format, BS 9792:2025 sets out recommended content headings for fire risk assessments in housing. The 4site report structure has been mapped against these headings to demonstrate alignment. This confirms that while our reports follow a client-focused format, they continue to address all areas expected under current good practice.

BS 9792:2025 Content	Where Covered in 4site Report
Review frequency	Cover page; Section 1.1
Fire safety management	Section 1.1 Management Policies
Assessor competence	Section 1.1 Assessor & QA details
Methodology / type of FRA	Section 1.1 Type 1 (non-destructive)
Scope & limitations	Section 1.1 Introduction; Section 4 Caveats
Responsible person / duty holder	Section 1.2 Responsible Person
People at risk / evacuation needs	Section 1.2 Persons at Risk
Premises details & description	Section 1.2 Property Information
Fire risk rating	Section 1.3 Fire Policy & Risk Rating
Maintenance/testing regimes	Section 3.0 Action Plan
Recommendations/actions	Section 3.0 Action Plan
Findings & non-compliances	Section 3.6 Documentation Review
Appendices	Section 7.0 Appendices (Legislation, CoC)
Fire hazards & ignition sources	Section 7.2 Issues Considered; Action Plan
Means of escape	Section 7.2 Issues Considered
Fire protection measures	Section 7.2 Issues Considered

6.0 Report Caveats & Disclaimers

4site Consulting's deliverables reflect unbiased statement of fact reporting and confirms verification and inspection services to one or more internationally recognised codes, standards, design specifications and specific technical project requirements.

Comments are only made in the Report where the Advisor / Surveyor believes it to be helpful and constructive. If a part of a particular property that is normally examined is found to be not accessible during the inspection, this is normally noted. Any problems, irregularities or defects in the building and/or services which were apparent from the inspection are normally noted. It is important to remember that this is a Report following a visual non-invasive inspection only, and if any problems, irregularities or defects are suspected, then they are noted where the Advisor / Surveyor judges them to be urgent, significant or helpful.

The inspections do not include any areas or components which were concealed or closed in behind finished surfaces (such as flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation, and wiring etc. or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Nor are the Advisor / Surveyor able to report or make assumptions on areas where defects were not visible at the time of inspection some components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report. (This statement does not apply when a demolition and refurbishment asbestos survey is undertaken at which time, all areas will be inspected).

Some services are externally inspected but 4site Consulting Limited does not test or assess the efficiency of electrical, gas, plumbing, heating and drainage, lifts and security systems, or their compliance with current regulations, or the internal condition of any chimney, boiler or other flue.

4site Consulting Limited is not responsible if access to any part of the building or services of a property is not reasonably available to carry out a visual inspection. Reasonable access means access is safe, unobstructed or the minimum clearance is not available, the area is within the Advisor / Surveyors unobstructed line of vision or if in conflict with UK and EU Occupational Health & Safety Regulations.

The Report is solely for the Clients use, and no liability to anyone else is accepted. Should you not act upon specific, reasonable matters contained in the Report then no responsibility is accepted for the consequences.

Any suggestions or recommendations contained in the report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranty's any and necessary local authority consents obtained prior to proceeding with remedial work.

During this assessment, every effort will be made to identify the presence and location of all plant & equipment installed at the property; however, where plant & equipment has not been highlighted by the client prior to the assessment and its presence is not immediately evident (e.g. plant and equipment located within an area falling outside the scope of this survey or that is located within an identified inaccessible area), then any such equipment will not be included within this report or our assessment of risk to the property. Any equipment falling within this paragraph's aforementioned criteria should be risk assessed accordingly and serviced & inspected in line with current regulation and manufacturers guidelines.

While all care and effort is taken to discover and record irregularities non-conformities and defects of the building at the time of the inspection, it is important to note that reports are based on a visual above the ground inspection only. Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be viewed. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. 4site Consulting Limited accepts no responsibility or liability for the absences of any information, inaccuracy or omission.

At 4site Consulting Limited our professional health & safety advisors and asbestos surveyors are fully qualified and have expert knowledge of all current legislation to ensure as far as is practical that your company is compliant and not at risk of legal actions.

7.0 Appendices

7.1 Legislation

The following list is included to assist in identifying relevant regulations. It is not exhaustive and should serve as a reference only:

Housing Act 2004

Health and Safety at Work etc. Act 1974

Management of Health and Safety at Work Regulations 1999

The Regulatory Reform (Fire Safety) Order 2005

Fire Scotland Act 2005

The Fire Safety Act 2021 (Commencement) (Wales) Regulations 2021

Construction (Design and Management) Regulations 2015

Control of Substances Hazardous to Health Regulations 2002

Control of Noise at Work Regulations 2005

Control of Asbestos Regulations 2012

Electricity at Work Regulations 1989

Employers Liability (Compulsory Insurance) Act 1998

Gas Safety (Installation and Use) Regulations 1998

Health and Safety (Consultation with Employees) Regulations 1996

Health and Safety (Display Screen Equipment) Regulations 1992*

Health and Safety (First Aid) Regulations 1981*

Health and Safety (Information for Employees) Regulations 1989

Health and Safety (Signs and Signals) Regulations 1996

Health and Safety (Young Persons) Regulations 1997

Lifting Operations and Lifting Equipment Regulations 1998*

Manual Handling Operations Regulations 1992*

Personal Protective Equipment Regulations 1992*

Provision and Use of Work Equipment Regulations 1998*

Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013

Workplace (Health, Safety and Welfare) Regulations 1992*

Work at Height Regulations 2005

Fire Safety (Employees' Capabilities) (England) Regulations 2010

*** As amended by the Health and Safety (Miscellaneous Amendments) Regulations 2002.**

7.2 Fire Related Issues Considered During The Assessment

In compiling this report, consideration was given to the following fire related issues;

1. Identifying all hazards including ignition sources, fuel sources and potential sources of oxygen.
2. Occupancy levels, including Identifying those people who are at risk from fire and why.
3. The construction of the property including the fire resistance of walls, floors and ceilings, and the adequacy of the fire compartmentation.
4. Active fire detection and warning systems, including smoke detectors, fire alarm sounders and smoke vent systems.
5. Firefighting equipment such as fire extinguishers, hose reels and fire blankets, including their type, suitability and location.
6. Equipment that is inter-faced with any fire detection systems such as lifts, fire shutters, automatic fire doors and plant shut-downs.
7. Access for Fire Brigade appliances, and equipment for use by the Fire Brigade such as fire lifts, dry/wet risers.
8. Escape routes, including their location, length, number and availability.
9. Final exit doors.
10. Emergency lighting, and its testing and maintenance.
11. Fire doors and associated signage.
12. Fire exit signage and notices, fire assembly points,
13. Testing and maintenance of equipment including fire detection and warning systems, fire extinguishers and smoke vent systems.
14. Fire emergency procedures and relevant notices.
15. Fire safety training records for employees (Where applicable)

For a full list of the fire arrangements considered in the formulation of this report, please visit:

<https://docs.4siteconsulting.co.uk/downloads/FireQuestionSet.pdf>

For a full list of the health & safety arrangements considered in the formulation of this report, please visit:

<https://docs.4siteconsulting.co.uk/downloads/HSQuestionSet.pdf>

7.3 Useful Contact Addresses

4site Consulting Limited

Unit 4
Exchange Court
London Road
Feering
Essex
CO5 9FB

Tel: 01376 572936
Fax: 01376 571857
E Mail: office@4siteconsulting.co.uk
Web: www.4siteconsulting.co.uk

HSE Books & Publications

PO Box 29
Norwich
NR3 1GN

Tel: +44 (0)333 202 5070
Fax: +44 (0)333 202 5080
Web: books.hse.gov.uk

British Standards

BSI - Standards Sales & Customer Services
389 Chiswick High Road
London
W4 4AL

Tel: +44 345 086 9001
Web: www.bsigroup.com

Health & Safety Executive

Head Office
Redgrave Court
Merton Road
Bootle Merseyside
L20 7HS

To find your local HSE office, visit:
www.hse.gov.uk

The Stationery Office (formerly HMSO) (For copies of Acts & Regulations)

TSO Customer Services
PO Box 29
Norwich
NR3 1GN

Telephone orders: +44 (0)333 200 2425
Fax orders: +44 (0)333 202 5080
General enquiries: +44 (0)333 202 5070
Fax enquiries: +44 (0)333 202 5080
Web: www.tsoshop.co.uk

Fire Protection Association

London Road
Moreton in Marsh
Gloucestershire
GL56 0RH

Tel: +44 (0)1608 812 500
Web: www.thefpa.co.uk

The Institution of Fire Engineers

IFE House
64-66 Cygnet Court
Timothy's Bridge Road
Stratford-upon-Avon
CV37 9NW

Tel: +44 (0) 1789 261463
Web: www.ife.org.uk

7.4 Certificate of Conformity



Verify at ssaib.org

Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organisation 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 1a Name of issuing Certificated Organisation: 4site Consulting Ltd

Part 1b BAFE registration number of issuing Certificated Organisation: ESSX241

Part 2 Name of client: Timber Wharf Management Limited

Part 3a Address of premises for which the fire risk assessment was carried out:

Timber Wharf Worsley Street Castlefield Manchester M15 4NZ

Part 3b Part or parts of the premises to which the fire risk assessment applies: All communal areas including but not limited to, stairwells, circulation routes, service risers/cupboards and all ancillary areas.

Part 4 Brief description of the scope and purpose of the fire risk assessment: This risk assessment report is limited to the areas identified in Part 3 of this schedule and aims to identify significant risks to life from fire.

Part 5 Effective date of the fire risk assessment: 11/03/2026

Part 6 Recommended date for review of the fire risk assessment: 11/03/2027

Part 7 Unique reference number of this certificate: HSF68343/0039/110326/4

We, being currently a 'Certificated 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 the BAFE SP205 Scheme in respect of such fire risk assessment. This certificate and scheme only relate to the elements of this report concerning life safety fire risk assessment.

Signed for and on behalf of the issuing Certificated Organisation:

James Purdey MIFSM, TIFireE

Date of issue: 31/03/2026

Name and address of Third-Party Certification Body: SSAIB, 7-11 Earsdon Road, West Monkseaton, Whitley Bay, Tyne & Wear, NE25 9SX

BAFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH

www.bafe.org.uk

N.B.: If this report covers more than one building or premises, it has been determined that one certificate is sufficient to cover all buildings/premises involved in the assessment as the risk assessment has been conducted as a single, coherent, documented exercise.