



Compartmentation Surveys

The Fire Strategy Report carried out in 2023 with accompanying Fire Strategy drawing advises that compartmentation is provided by way of flat entrance fire doors into individual flats that are regularly inspected and each flat has a compartmented party wall adjoining the neighbouring flat. All floors are constructed as compartment floors achieve the minimum recommended fire resistance

The panels and balustrades to the balconies that provide access to the flats have had a full inspection and report from consultants 'Tenos' who have identified the panels are a High-Pressure Laminate construction but are acceptable for use in this location.

As all floors are compartment floors and compartmentation is provided within each riser duct for any service penetrations, fires may be assumed to be confined to a single compartment at a single storey.

The bin in use is located adjacent to a lid that has a fusible link which enables the lid to self-close over the bin should a fire occur. The fusible link is checked annually by an appointed contractor and a label provided to show when this was last carried out.

The bin chute hoppers on each of the upper floor are metal and self-closing, with rubber seals fitted, and with labels affixed indicating when they were last cleaned.

Every effort has been made to prevent fire spread by way of compartmentation, housekeeping, utilising Class '0' paint in the stairwells and lobbies and the use of fire-retardant information boxes in the communal area.

A full compartmentation survey was undertaken by 'Sureserve' where it identified areas requiring attention. The resultant work was carried out by 'Knightsbridge Fire Group Ltd'. Both the survey and FIRAS Certificate can be found in Appendix B

The Fire Strategy plans show the areas of compartmentation lined in red as annotated and as show in Appendix A

15. Appendix B – Surveys and Reports

Compartmentation survey report (sample pages from the full report.)



Date Submitted: 15/06/22 14:08

Wythenshawe Survey Form

Section 1

| | |
|--------------|------------------|
| Client | Wythenshawe |
| Site Address | Birch Tree Court |
| Date/Time | 25/05/22 |



FRA Actions

Section 1

| | |
|------------------------------|---|
| Action | 6th Floor riser cupboard Door near flat no 75 Door and frame damage |
| Description of Defect | Door and frame damage |
| Photos of Defect | <p>The photographs show a fire door that is partially open and damaged. The door frame is cracked and the door itself appears to be warped. There is significant damage to the surrounding wall and floor area.</p> |
| Description of Rectification | Door and frame damage |
| Action | 6th Floor riser cupboard Door near flat no 76 |
| Description of Defect | Door and frame damage |
| Photos of Defect | <p>The photographs show a fire door that is partially open and damaged. The door frame is cracked and the door itself appears to be warped. There is significant damage to the surrounding wall and floor area. A warning sign is visible on the door, which reads: 'SERVICES DUCT', 'Risk of electric shock', 'Gas riser', and 'Fire door keep locked shut'.</p> |

Continuation...

Wythenshawe Survey Form

| | | |
|-------------------------------------|--|--|
| |  | |
| Description of Rectification | Door and frame damage | |
| Action | 7th Floor staircase communal door Excessive Gaps | |
| Description of Defect | Upgrade Require | |
| Photos of Defect |  | |
| Description of Rectification | Upgrade Require | |
| Action | 7th Floor Communal Door near lift Excessive Gaps upgrade require | |
| Description of Defect | upgrade require | |

Certificate of Fire Protection Works



No. 158A.2018

Wythenshawe Community Housing Group
Greenwood Road
Wythenshawe
M22 9HD

Priory Fields, Kettleby, Brigg
Lincolnshire DN20 9HN
Tel: 01652 413110

| | | |
|--|---|--|
| Property: Birch Tree Court Rowlands Way Wythenshawe M22 5RY | | Tel: 0161 946 6362 |
| | | Email: Adrian.waywell@wchg.org.uk |
| Areas of application: | Red Cable breaches throughout the building. | |
| Products applied: | Intumescent sealant; Intumescent impregnated fireproof sponge & H E Graphite Sealant. | |
| Specifics: | See Overleaf | |
| Installers Details | | |
| Name: Philip Asquith | Address: Priory Fields Kettleby Brigg Lincolnshire DN20 9HN | Tel: 01652 413110 |
| | | Email: phil@flamehold.co.uk |
| Company Name: Flame Hold Ltd | | Qualification: Registered Surveyor & FPA Fire Risk Assessor |
| I/We hereby certify that the Passive Fire Protection products/systems, supplied for the above project have been supplied & fitted by Flame Hold Ltd. To the best of my knowledge and belief – based on the information supplied – to be the appropriate products/systems for the project to provide Passive Fire Protection to achieve 30 minute fire ratings. | | |
| Signature of Installer:  | | Date: 28 th November 2018 |

All Fire Prevention Measures should be checked annually and preventative maintenance carried out. Failure to do so may impair the performance.

firas

Certificate No. SA3185

This is to certify that:

Knightsbridge Fire Group Ltd

At the following address:

4 Old Park Lane, Mayfair, London, W1K 1QW

complies with the requirements of:

FIRAS CERTIFICATION SCHEME

Application of passive fire resisting products using

Penetration Sealing from 07/01/2022



To check the current validity of this certificate please contact FIRAS direct or visit our website
www.firas-database.co.uk

This certification is provided to the client for its own purposes and we cannot opine on whether it will be accepted by Building Control authorities or any other third parties for any purpose

Issue No: 1
Issue Date: 07/01/2022
Original Issue Date: 07/01/2022
Valid To: 07/01/2027



Paul Duggan
EWC Certification Manager