



Anchorage Estates

The Anchorage
Liverpool, Merseyside

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FIRE RISK SAFETY ASSESSMENT Regulatory Reform (Fire Safety) Order 2005

Introduction

The Anchorage Estate Comprises of a mixed development of Houses and Multiple occupancy apartment blocks located on The Anchorage and Granary Way, Liverpool L3.

The development was completed in phases between 1997-98, the apartments are privately owned along with the houses. The Management Company, Suttons Commercial (Brunswick Quay) Limited. Are responsible for the maintenance of the common areas of The Apartment Blocks only.

Under the Regulatory Reform (Fire Safety) Order 2005, the Company have carried out as part of their statutory requirements Risk Assessments of the shared areas serving the Apartments.

The Properties that make up The Anchorage Development were built in accordance to The Building Regulations Approved Documents 1995 and were certified by Merseyside Fire Authority as part of the submitted documents Approved by Building Control.

Areas Assessed

Common Areas, comprising of common stairwells providing access from the street to the apartment's front door, Electric/cleaners cupboards located on the ground floor below the stairs leading into the common area.

Locations

The blocks identified in the Risk Assessment are identified as:

Block	Location	Apartments	Number of Floors	Number of Apartments
Main Block	Stairwell	47-49	2	2
	Stairwell	51-61	3	6
	Stairwell	63-77	4	8
	Stairwell	79-93	4	8
	Stairwell	95-105	3	6
	Stairwell	107-123	3	9
The Island	Stairwell	62-78	3	9
Granary Way	Stairwell	3-5	2	2
	Stairwell	4-6	2	2

Construction of Stairwells

- Combustibility – The stairwells are constructed of fair face brick walls on all sides; ceilings are painted plasterboard; floors, landings and stairs are constructed of reinforced concrete: balustrade to stairs and landings are fabricated in steel.
- Entrance Doors – To Apartments are fitted with 1 hour self closing fire doors, it was noted that some fire stops and brush sales were missing and these will have to be replaced.
- Floor Coverings – Thermoplastic floor tiles to landings and stairs, with coconut entrance mats.
- Fire Detection – Maintained Smoke Detectors are located on each landing.
- Emergency Lights – Maintained Emergency Lights are located on each landing



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Electric / Cleaners Cupboards

Combustibility	–	The stairwells are constructed of fair face brick walls on all sides; ceilings are painted plasterboard.
Cupboard Doors	–	Fitted with 1 hour fire doors, fitted with dead lock.
Floor Coverings	–	Thermoplastic floor tiles
Fire Detection	–	Not fitted
Equipment	–	Cleaners bucket sink
Services	–	Electric Distribution Board for common area and external lighting.

Recommendations and Improvements

The following recommendations are based on Risks Identified following inspection carried out on the 24th November 2010.

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|----------------------------|----|---|
| Common Stairwells: | 1) | Replace missing or damaged Intumescent Brush and Smoke seals to Apartment doors accessing the common stairwell. |
| | 2) | Final point of egress break-glass call point at front entrance connected into sounder. |
| | 3) | Maintain clear free escape routes on all levels |
| Electric / Cleaners Cup'b: | 1) | Install Maintained Smoke detector in Cupboard. |
| | 2) | Remove all Combustible materials stored by Residents. |
| | 3) | Replace missing or damaged Intumescent Brush and Smoke seals to Cupboard doors. |
| | 4) | Do Not store flammable liquids or materials in Cupboard. |

Fire Strategy

1. Sound the Alarm on Suspension of Fire
2. **Call 999** and ask for the Fire Brigade; you will be asked for your Name, the Location of the Building and your Telephone Number, give these to the operator, you will be asked to stay on the line, if it is safe to do so.
3. Evacuate the building on the sound of the Fire Alarm or Smoke Detection and go to the designated Assembly Point.
4. Tell the Fire Officer if there are people in the building who have a disability, such a walking, bed bound, hearing impairment or other problem that may require assistance to exit the building.
5. **Do Not** Enter an Apartment that may be on Fire, evacuate the building and tell the Firemen if you think the Apartment may be occupied.
6. **Do Not** Open doors if you see smoke or the surface of the door feels hot, get out of the building and tell The Fireman.
7. **Do Not** Enter the Building until the Fire Officer gives the all clear.

Leave it to the Professionals, Buildings can be rebuilt, possessions can be replaced, people can't! Don't be a casualty.