

Question	FRAEW Summary	
	Headline Information	
FR01	Application reference number	
FR02	Building Name	Aura Court
FR03	Building Address Line 1	1 Percy Street, Manchester, Greater Manchester, M15 4AB
FR04	Block within wider Development (if applicable)	
FR05	Height of building (Storeys)	6
FR06	Height of the building, including the ground level, in metres (measured in accordance with Diagram D6 in approved document B)	15.15
	FRAEW Details	
FR07	FRAEW instructed date (DD/MM/YYYY)	7/9/2023
FR08	FRAEW report completion date (DD/MM/YYYY)	27/2/2024
FR09	Name of author of report	Ryan Kong
FR10	Name of person peer reviewing report	Kenneth Birch, Max McCarthy
FR11	Firm undertaking report	Bailey Partnership (Consultant) LLP
FR12	Is the FRAEW assessment basic or complex?	Basic
FR13	Cost of FRAEW survey	£7,875
	Interim Measures, Strategies and Access	
FR14	Is the building in interim measures?	Yes
FR15	What type of interim measures are in place? (if applicable)	Other (Please specify)
FR16	What is the current evacuation strategy? (if applicable)	Simultaneous evacuation
FR17	Do you know the number of stairwells?	Simultaneous evacuation
FR18	What are the number of stairwells?	5
FR19	Are there management policies in place for the external wall and balconies? (if applicable)	Don't know
FR20	Does the building have any fire & rescue service access restrictions?	No

FR21	What are the fire & rescue service access restrictions? (if applicable)																																																	
FR22	<p>Works to cladding systems</p> <p>Identify each of the external wall cladding systems which contribute to the life safety risk of the building. For each cladding system identify the cladding type and the insulation material and manufacturers where known.</p> <p>Please list each external wall cladding system separately.</p> <p>External Wall Cladding System 1 (option to add more)</p> <table border="1"> <tr><td>Cladding type</td><td>Natural stone</td></tr> <tr><td>Cladding manufacturer</td><td>Not Known</td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> <tr><td>Insulation material</td><td>Polyisocyanurate (PIR)</td></tr> <tr><td>Insulation manufacturer</td><td>Not known</td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> </table> <p>External Wall Cladding System 2</p> <table border="1"> <tr><td>Cladding type</td><td>Timber</td></tr> <tr><td>Cladding manufacturer</td><td>Not Known</td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> <tr><td>Insulation material</td><td>Mineral wool</td></tr> <tr><td>Insulation manufacturer</td><td>Not Known</td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> </table> <p>External Wall Cladding System 3</p> <table border="1"> <tr><td>Cladding type</td><td>High pressure laminate (HPL)</td></tr> <tr><td>Cladding manufacturer</td><td>Trespa (lamine)</td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> <tr><td>Insulation material</td><td>Mineral wool</td></tr> <tr><td>Insulation manufacturer</td><td>Not Known</td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> </table> <p>External Wall Cladding System 4</p> <table border="1"> <tr><td>Cladding type</td><td></td></tr> <tr><td>Cladding manufacturer</td><td></td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> <tr><td>Insulation material</td><td></td></tr> <tr><td>Insulation manufacturer</td><td></td></tr> <tr><td>Other 'Please specify'</td><td></td></tr> </table>	Cladding type	Natural stone	Cladding manufacturer	Not Known	Other 'Please specify'		Insulation material	Polyisocyanurate (PIR)	Insulation manufacturer	Not known	Other 'Please specify'		Cladding type	Timber	Cladding manufacturer	Not Known	Other 'Please specify'		Insulation material	Mineral wool	Insulation manufacturer	Not Known	Other 'Please specify'		Cladding type	High pressure laminate (HPL)	Cladding manufacturer	Trespa (lamine)	Other 'Please specify'		Insulation material	Mineral wool	Insulation manufacturer	Not Known	Other 'Please specify'		Cladding type		Cladding manufacturer		Other 'Please specify'		Insulation material		Insulation manufacturer		Other 'Please specify'		
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Cladding type
Cladding manufacturer
Other 'Please specify'
Insulation material
Insulation manufacturer
Other 'Please specify'

Masonry (with or without render)

Not Known

Mineral wool

Not Known

External Wall Cladding System 5

Cladding type
Cladding manufacturer
Other 'Please specify'
Insulation material
Insulation manufacturer
Other 'Please specify'

External Wall Cladding System 6

Cladding type
Cladding manufacturer
Other 'Please specify'
Insulation material
Insulation manufacturer
Other 'Please specify'

External Wall Cladding System 7

Cladding type
Cladding manufacturer
Other 'Please specify'
Insulation material
Insulation manufacturer
Other 'Please specify'

External Wall Cladding System 8

Cladding type
Cladding manufacturer

	Other 'Please specify'		
	Insulation material		
	Insulation manufacturer		
	Other 'Please specify'		
	External Wall Cladding System 9		
	Cladding type		
	Cladding manufacturer		
	Other 'Please specify'		
	Insulation material		
	Insulation manufacturer		
	Other 'Please specify'		
	External Wall Cladding System 10		
	Cladding type		
	Cladding manufacturer		
	Other 'Please specify'		
	Insulation material		
	Insulation manufacturer		
	Other 'Please specify'		
	Please add further rows, if additional cladding systems are required.		
	FR23	What is the approximate total area of cladding which you are recommending is subject to remediation/mitigation to address the life safety risk of the building? (Square metres)	
	FR24	Other External Wall Elements	
		Are there any other external elements in addition to cladding you are recommending are subject to remediation or mitigation works? Y/N	Yes
	FR25	If there are, please summarise the other external wall elements you are recommending:	Exterior walkway in inner courtyard with timber decking.
		Other external wall element 1 (option to add more)	

	<p>If 'other' selected please describe here</p>	
	<p>Other external wall element 2</p> <p>If 'other' selected please describe here</p>	
	<p>Other external wall element 3</p> <p>If 'other' selected please describe here</p>	
	Please add further rows, if additional external wall elements are required.	
FR26	<p>Internal works</p> <p>Are there any internal works which you are recommending to address the life safety risk you have identified? Y/N</p>	Yes
FR27	<p>If there are, please summarise the internal elements you are recommending:</p> <p>Internal element 1 (option to add more)</p> <p>If 'other' selected please describe here</p>	Refer to the Fire Risk Assessment
	<p>Internal element 2</p> <p>If 'other' selected please describe here</p>	
	<p>Internal element 3</p> <p>If 'other' selected please describe here</p>	
	Please add further rows, if additional internal works are required.	
FR28	<p>Recommendations</p> <p>What is your assessment of the life safety risk of the building associated with the external wall systems, in accordance with PAS 9980? Select one that applies.</p>	High
FR29	<p>Do you recommend full replacement of cladding, partial replacement of cladding or no replacement of cladding (alternative mitigation works only)?</p>	Partial replacement of cladding

FR30	What are the potential courses of action for remediation/mitigation to address the life safety risk of the building? Select more than one if applicable (option to add more)	
FR31	<p>Please summarise the most cost effective course of action from the options listed above (FR30) that will remediate the life safety risk. This is the option that will be funded through the Cladding Safety Scheme.</p> <p>Please include within this summary:</p> <ul style="list-style-type: none"> - Which of the cladding systems or other elements of the building (from questions FR20-24) you are recommending for remediation/mitigation. - To what extent these are going to be remediated/mitigated and how. - The cost of remediation/mitigation of each of these elements. - A short summary as to how the different elements of your recommendation will come together to remediate the overall life safety risk of the building. 	<p>Complete removal and replacement of the unique cladding system or systems</p> <p>Removal and replacement of timber cladding (type 2), HPL (type 3) and the timber decking at the exterior walkway (attachment 1) with an alternative system that achieves A2-s1, do or better rating in accordance with Approved Document B, to safeguard the building's occupants by minimising the likelihood of ignition, restricting flame spread, and maintaining the integrity of the escape staircase in the event of a fire. Estimated Cost: £1,500,000</p>
FR32	What other options did you consider instead of the preferred choice you identified above?	Apply a fire retardant treatment to mitigate the possibility of ignition. However, it is noted that such products require re-application of treatment periodically and maintenance in order to function as intended. Furthermore, such products would not completely eliminate the risk as the timber decking is inherently combustible. Given exposure to elements and high levels of pedestrian traffic, this does not provide any guarantee of fire retardance.
FR33	Please state any caveats or limitations on the conclusions in your FRAEW	Please refer to Section 4 of the FRAEW report and the Appendix B. Our recommendations are subjected to the findings recorded in intrusive inspection and desktop study.
FR34	Do you recommend the building be put in interim measures? Y/N	Yes
FR35	What type of interim measures do you recommend? (if applicable)	Other (please specify)

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1. Clear dialogue should be established between the responsible person and the relevant fire and rescue service to inform all parties of the current building arrangements including any risks associated with the combustible/flammable materials listed within this building;
 2. A clear dialogue should be established between the responsible person and the current occupants of all apartments to notify them of fire action and evacuation strategy;
 3. A fire risk assessment should be urgently undertaken as the FRA produced by Cardinus Risk Management, dated 11th March 2019 is out of date. This review should include consideration of the current evacuation strategy to establish its suitability. If the current strategy is found to be inappropriate for the current risk, the National Fire Chiefs Council (NFCC) guidance should be considered;
 4. Review and update the fire safety management procedures for the building;
 5. An action plan should be developed for recommended remedial works, and these actions should be undertaken in a timely manner;
 6. The RP and/or the dutyholder are advised to promptly implement policies to regulate the usage of exterior walkways. This may involve for example, prohibiting smoking, the use of naked flames and the storage of flammable or combustible materials on the exterior walkways in inner courtyard;
 7. Identify any vulnerable residents who might not be able to promptly evacuate independently from the building without assistance in the event of a fire (this should also be considered within the fire risk assessment);
 8. Check that all facilities provided for fire-fighters remain available at all times, and are properly maintained;
 9. Visual checks to the compartmentation of the stairwells by a suitably qualified and experienced professional, including service risers and voids;
 10. Audit the functioning / operation of the fire alarm / smoke detection system and consider the suitability of this for the fire evacuation strategy;
 11. The risk of external ignition of the cladding system (e.g. taking into account the height at which the cladding starts, the proximity of vehicles in relation to the cladding) was considered to be low risk. However, consideration should be given to controlling any hot works in the vicinity of the external wall systems by instigating a Hot Works Permit System;
 12. The above recommended short-term interim measures represent a minimum standard and must be properly informed by the significant findings of a suitable and sufficient, comprehensive, fire risk assessment, the findings of which must be shared with the local fire and rescue services and the residents of Aura Court. Whereas there is no legal requirement to have the works verified by a third-party accredited competent person, it is often an approach favoured by fire authorities.