

Rossett House, Hull

Compartmentation Survey Report



Prepared for:	Rebecca Franks, Programme Manager
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PREMISES DETAILS

Premises name	1 - 33 Rossett House
Address	Walker Street, Hull, HU3 2RD, UK
Named responsible person	Assistant Director
Site representative	Rebecca Franks, Programme Manager (Planned External Works)
Contact details	Franks Rebecca < rebecca.Franks@hullcc.gov.uk >
Date of project	21/09/2023
Surveyors	Ed McHugh
Approved Installer	Will Davidson - BM Trada Q-Mark Approved Installer

REPORT STATUS

Each report produced will be submitted in draft for the responsible person to comment, before a final version is issued.

Issue	Description	Date
1	Version 1 - 1.0	03/04/2024

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PASSIVE FIRE PROTECTION REPORT

1. Executive summary

As part of the T4 Fire Risk Assessment, Holistic Fire Safety completed a compartmentation survey at 1 - 33 Rossett House, Hull, HU3 2RD on 21/09/2023.

The T4 assessment identified defects in fire resisting construction where services penetrate compartment walls /floors without an effective sealing system in place.

The main purpose of the surveys was to determine, as far as is reasonable, the fire separation between flats and the common areas, between flats and other ancillary rooms etc. and the construction between the flats and the common parts to identify potential routes of heat and smoke transfer within the premises.

The survey utilised Bolster Systems to undertake and record findings. Bolster Systems is a digital recording platform used to identify pin locations - defects. The software generates a PDF document which allows Holistic Fire Safety to evidence findings and brief Senior Management, and provide other contractors with a scope of work.

Our passive fire installers have identified each individual penetration and plotted them onto building layout plans. The report identifies the surface, substrate and size of each penetration before providing examples of materials which could be used to remediate.

Holistic Fire Safety have subsequently provided Hull City Council with methods of satisfying building regulations, and with the intention of complying with test details, supplied by 'Protecta' and other manufacturers.

As Rossett House is an existing buildings, and will remain occupied for the duration of any potential remediation, it may not always be practicable to install a tested solution; therefore, the principle of 'betterment' and to the 'intention of' will be applied in conjunction with standard details and engineering judgements although the impact on residents is likely to be minimal due to the limited number of defects identified and their locations.

A total of 10 pins were dropped onto plans which provide evidence of significant findings.

As detailed below, findings are consistent throughout the building therefore multiple pins that have been dropped have grouped defects together as they are located within the same area. e.g. 1 x pin may be made up of multiple defects / cover a specific room - therefore contractors must read this report in conjunction with dimensions and comments which accompany images.

Figure 1 below highlights locations of defects on the ground floor at Rossett House.

FIGURE 1

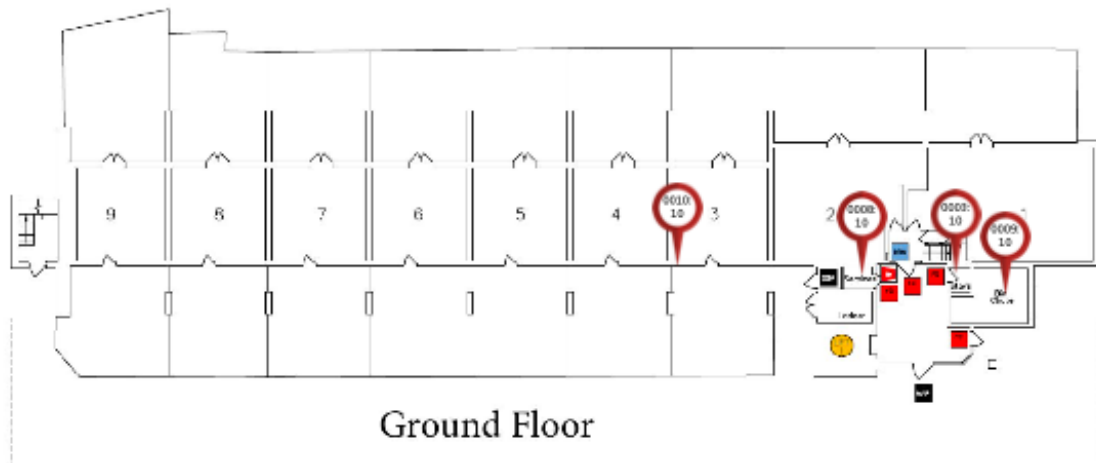
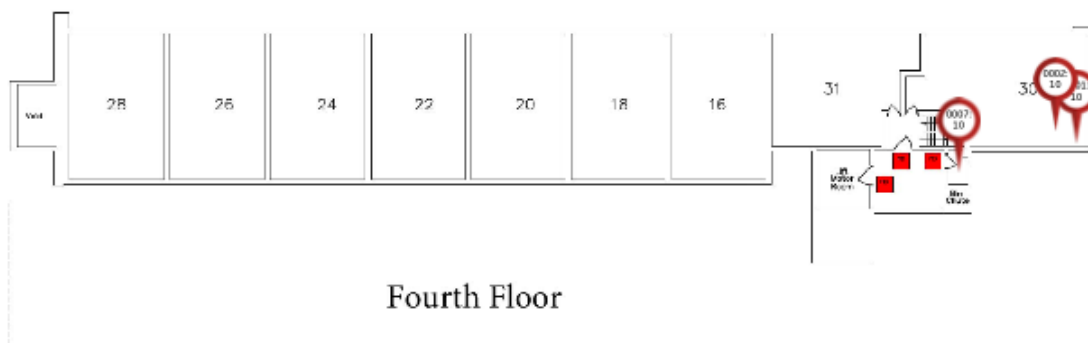


Figure 2 below demonstrates locations of defects on the fourth floor in flat 30 at Rossett House. Defects (pin locations) are expected to be consistent.

FIGURE 2



To summarise, remediation is required in the following areas:

1.1. Roof Space

There are circa x7 ventilation riser shafts in the roof void. These were observed to be open with no fire separation in place which require fire stopping at the top and bottom.



Remediation required:

Install a double fire batt, wrap and mastic system or single batt rafter than apply Rockwool compound.

1.2. Roof Space

Fire barriers are provided in the roof void to separate areas at appropriate intervals which have been compromised due to openings which have been made.



Remediation required:

Methods of remediation would be to repair or replace the fire barrier.

1.3. Ground Floor External Electric Meter Cupboards

Electric meter cupboards located externally on the ground floor gave evidence of cables penetrating timber boarding.



Remediation required:

Remediation would involve inserting an ablative coated fire batt and acrylic mastic system and sealing around penetrating services.

1.4. Ground Floor Cleaners Cupboards

The ground floor cleaners cupboard gave evidence of missing sections of masonry and service cables and conduit penetrating compartment boundaries.



Remediation required:

Remediation varies and will be determined by the size of annular gaps, however the following principles should be applied:



- Where the annular gap is <10mm non combustible pipes such as copper and steel pipes should be sealed with a fire rated mastic which is tested to BS EN 1366-3 and classified to 13501-2:2017 + A1:2009.
- Where the annular gap is >10mm, an ablative coated fire batt and acrylic mastic system should be installed.

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- Should the annular gap around combustible services be <10mm then smoke sealing should be carried out using a fire rated mastic and then a suitable closing device such as intumescent fire collar should be applied.
 - Should the annular gap around combustible services exceed 10mm then an ablative coated fire batt and acrylic mastic system should be used in conjunction with an intumescent wrap system.

2. CONCLUSION

COMPARTMENTATION DEFECTS RISK RATING					
Taking into account the fire prevention measures observed at the time of this survey, it is considered that the priority for action is:					
LOW		MEDIUM	X	HIGH	
Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of the survey, it is considered that the consequences for life safety in the event of fire would be:					
SLIGHT HARM		MODERATE HARM	X	EXTREME HARM	
The overall risk rating for the building with compartmentation defects is considered to be:					
MODERATE RISK					

This report has been submitted for your information.

Completed by	John Askew MIFSM CertFDI	
Date	03/04/2024	
Validated by	William Davidson FRACS MIFSM CertFDI	
Date	03/04/2024	

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Fire Door Installation



Fire Door Installation
Fire Door Maintenance

