

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	School House Mews
Scheme Address :	St James St Chorley PR6 0NB
Date of Assessment:	23rd November 2023
Date of Next Assessment:	23rd November 2026
FRA Frequency:	3 Year Re-Assessment
Fire & Safety Assessor	Ian Potter

This Fire Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		School House Mews
Region:	North West	
Scheme Name:	School House Mews	
Site Address:	Street:	St James St
	Town:	Chorley
	Post Code:	PR6 0NB
Block & Asset No.	Block 1&5 Asset No 9319	
Block & Asset No.	Block 2-8 Asset No 9320 *Flat 8 is not part of this assessment as it has its own external entrance.	
Scheme Tel. No:	N/A	
Date of this Assessment	23rd November 2023	
Date of Next Review	23rd November 2026	
Fire Risk Assessment Frequency	3 Years	
Health & Safety Assessment Frequency	N/A	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Ian Potter	
Director of Customer Experience	Louise Graham Smith	
Customer Partnership Manager	Jamie Trotter	
Contract Manager	Emma Watkinson	
Scheme Manager/Customer Partner	Jackie Field	
Other staff in attendance	None	
Use of Building	General Needs	
Approximate Number of occupants	6	
Occupancy Profile	Young	
Familiarity of the occupants	Fully Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	N/A	
Number of on-site Accent staff	None	
Number of other (non-Accent) staff	Contract cleaners in common areas	
Support Agency (Supported Housing)	N/A	
Current Evacuation Strategy.	Stay Put (Delayed) Evacuation	
Evidence that residents have been notified of the evacuation procedure	Advice notices displayed in common areas	
History of fires in the building	None	
Business Continuity Plan in place?	Yes	
Scope of Assessment	Type 1 (Common Parts Only - Non Destructive)	
Applicable Fire Safety Guidance	Purpose-built flats guide	

Building Details	School House Mews
Construction Date	Unknown
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Slate Tile
External Wall Finish	Brick
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	6
Number of storeys above ground	Two
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One Unprotected
Number of External Staircases per Block	None
External Balcony part of escape route?	No
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	Detection in Flats only
Evacuation Alert System (EAS)	No
Additional Comments:	
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
School House Mews					23rd November 2023	
Action Ref:	Potential Area of Fire Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
Fire Hazards						
1	Electrical Sources of Ignition:					
1.1	Electrical Installation within common areas (Fixed Wiring, sockets, switches, light fittings) in good condition and no obvious damage	Yes	None Seen	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Both blocks checked and in date on ActiveH	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and in date on ActiveH	.		
1.4	Electrical App/PA Testing - all portable appliances tested within past 12 months	N/A	None in Communal area	.		
1.5	Absence of trailing leads and adapters	Yes	None seen	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	None seen	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Smoking allowed in flats	.		
3	Arson:					
3.1	Adequate security against arson?	Yes	Secure Communal front door	.		
3.2	Is there an absence of unnecessary fire load in close proximity to building?	Yes	None seen	.		

4	Heating Installations (Portable/fixed) Gas Installations - Common Areas & General Needs Residential flats.				
4.1	If portable heaters are used, are there suitable controls?	N/A	None seen	.	
4.2	Are fixed heating installations subject to regular maintenance?	N/A	None	.	
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	N/A	No gas supply	.	
5	Cooking:				
5.1	Are reasonable measures taken to prevent fires as a result of cooking?	N/A	None in Communal areas	.	
5.2	Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly?	N/A	None in Communal areas	.	
6	Lightning Protection System:				
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Not required	.	
7	Housekeeping:				
7.1	Is the standard of housekeeping adequate?	Yes	All clear	.	
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Yes		.	
7.3	Are combustible materials separated from ignition sources and stored appropriately?	Yes	None seen	.	
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes	None Seen	.	
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	None	.	
8	Furniture/furnishings on escape routes and other communal areas:				

8.1	Furniture/furnishings in good condition, fire retardant and complies with 1988 Regulations.	N/A	None in Communal Areas	.		
9	Other Significant Fire Hazards:					
9.1	Are there other significant fire hazards that are inadequately controlled?	No		.		
Fire Protection Measures						
10	Means of Escape from Fire:					
10.1	Is it considered that the building is provided with reasonable means of escape in case of fire?	Yes		.		
10.2	Escape routes unobstructed and safe to use?	Yes	No obstructions observed	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes		.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes		.		
10.5	Escape routes lead to final exits and open in direction of escape where necessary?	Yes	Final exit opens inwards	.		
10.6	Do failsafe's on locked exit doors function correctly?	N/A	None fitted	.		
10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Yes	Ground floor only	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	No	Compartmentation breaches by cables found in loft space of Block 2-7 Work Order 1137012	Med	31st Dec	Fire Safety Manager
11.2	Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?	Yes	Painted walls	.		
11.3	Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?	N/A	No refuse chutes	.		

11.4	Compartmentation within roof spaces of a satisfactory standard?	No	See 11.1	.		
11.5	Loft hatches fire resisting?	Yes		.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No cross corridor doors	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Inspected 31st Dec 2021. No test certs found since. Contacted Tunstall to locate. AOV tested and functional at time of inspection	.		
11.8	Roller shutter doors (fire resisting)	N/A	None fitted	.		
11.9	Do the external walls, windows, balconies etc pose a risk of significant fire spread?	No	Brick construction	.		
12	Communal Area Fire Doors (Inspection to include - construction, hinges, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
12.1	Communal fire doors to FD30s standard and in a serviceable condition,	N/A	No communal fire doors	.		
12.2	"Fire door keep shut/locked" signage displayed on both sides of all applicable doors.	N/A	No communal fire doors	.		
12.3	Hold open devices operate at the sounding of the alarm and are in a serviceable condition	N/A	None fitted	.		
13	Flat entrance doors (Internal Common Areas)					
13.1	Do flat entrance doors open onto internal escape routes?	Yes	If yes, see "Residents Front Doors Sheet"	.		
14	Flats with a single direction of escape to a single escape stairway. (External Balcony)					
14.1	Do the flat entrance doors that open onto an external balcony have to be passed during an escape?	N/A	None on scheme	.		
14.2	Are the separating walls between the flats and the balcony floor that have to be passed during an escape, fire-resisting up to a height of 1.1m?	N/A	None on scheme	.		

15 Emergency Escape Lighting:						
15.1	Is the emergency lighting correctly specified and installed as per BS 5266-1:2016	Yes		.		
15.2	Are all emergency lighting units in good condition and securely fixed to walls/ceilings	Yes		.		
15.9	Are records of monthly testing available?	Yes	Tested 06th November 2023	.		
15.10	Are records of annual testing available?	Yes	Tested 12th September 2023	.		
16 Fire Safety Signs and Notices:						
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Replaced by Assessor at time of inspection	.		
16.3	Directional fire escape signage in place and adequate?	N/A	Not required due to single direction out	.		
16.4	Is there a suitable LIFT sign i.e. do not use in case of fire.	N/A	No lift	.		
17 Means of giving Warning in case of Fire:						
17.1	Is the fire detection and warning system appropriate for the occupancy and fire risk?	Yes	Detection in flats only Communal detector for AOV unit	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Part 6 system in flats	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	N/A	Part 6 system in flats not tested by Accent	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A	None on scheme	.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A	No fire panel on scheme	.		

17.6	Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	No	No gas on site - tested by customer	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None on scheme	.		
18.2	Correct signage displayed by each fire extinguisher?	N/A	None on scheme	.		
18.3	Fire blanket in communal kitchen, secured to the wall, complete with signage?	N/A	None on scheme	.		
18.4	Hose Reels - fitted, maintained?	N/A	None on scheme	.		
18.5	Dry/wet risers - Full access to all inlet/outlet boxes. All inlet/outlets secured and/or securing straps fitted to outlet valves?	N/A	None on scheme	.		
18.6	Records available of fire fighting equipment servicing within past 12 months	N/A		.		
19	Management of Fire Safety					
19.1	Are there suitable arrangements for summoning the fire service?	Yes	999 by resident	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Scheme Inspections	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A		.		
19.4	Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A		.		
19.5	Offices - Are there suitable arrangements for evacuating disabled people?	N/A		.		

19.6	Offices - Are there suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A		.		
19.7	Offices/IL Schemes - Is there a suitable assembly point?	N/A		.		
19.8	Offices - Are fire drills carried out at appropriate intervals?	N/A		.		
20	Evacuation Policy					
20.1	Taking the findings of the FRA into account, is the evacuation policy appropriate for the scheme?	Yes		.		
21	Miscellaneous					

Photographs - Fire

23rd November 2023

School House Mews



Photo No. 1

Compartmentation breach in loft of Block 2-7



Photo No. 2

Compartmentation Breach in loft of Block 2-7

6. Risk Calculator - Fire

The following risk estimator is based on the general health and safety risk level estimator contained within BS 8800: 1996. Guide to occupational health and safety management systems.

1. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from the fire (the probability of ignition) at this building is:

(please insert x below)

LOW MEDIUM HIGH

2. Taking into account the nature of the building, the occupants, the fire protection afforded and any procedural arrangements observed at the time of the assessment, it is considered that the consequences for life safety in the event of a fire would be:

(please insert x below)

MINOR MAJOR CRITICAL

The definition of the above terms is as follows:

FKA REVIEW Frequency

MINOR	Outbreak of fire is unlikely to result in serious injury or death of any occupant (other than the occupant sleeping in a bedroom in which a fire occurs).
MAJOR	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
CRITICAL	There is significant potential for serious injury or death of one or more occupants.

3. The above estimates are then read into the following matrix table to give the overall risk level for the site:

Fire Hazard	Minor	Major	Critical
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

When the level of risk is established, the action level can be read from the table below:

Risk Level	Guide to actions and appropriate timescales
Trivial	No action is required
Moderate	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
Substantial	Considerable resources may have to be allocated to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

Action Plan - Fire					
School House Mews			23rd November 2023		
Tolerable					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Measures to Limit Fire Spread and					
Is it considered that the compartmentation is of a reasonable standard?	Compartmentation breaches by cables found in loft space of Block 2-7 Work Order 1137012	Med	31st Dec	Fire Safety Manager	