

This report shows all the responses to the Fire Risk Assessment survey, including raised tasks.

**Asset ID: 9137**      **77 Church Street Block 77-77b Church Street, Burnley**

## Cover Sheet

Photo



Date of Fire Risk Assessment	03 Oct 2024
Date of Next Fire Risk Assessment	03 Oct 2027
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Fire Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Fire & Safety Assessor	Ian Potter

**It is sensible to have arrangements in place to ensure the consistency of Fire Risk Assessments in terms of the assessment of risk and mitigations proposed. In this regard Accent peer validate around 20% of reports, which are available within our audit system.**

## The Scheme

Scheme Name	Burnley Rehabilitations b
Scheme Address	77 Church Street Block 77-77b Church Street, Burnley
Postcode	BB12 8JH
Region	North West
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas

## The Building

Accommodation Type	General Needs (S30)
Build Date	Jan 1 1915
Number Of Homes	3
Homes breakdown	Flat
External wall construction	Natural Stone
External wall finish	Artificial/Natural Stone, Cement Render
Roof construction	Timber
Roof covering	Slate Pitched
PEEPs in place where necessary	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
Number of internal Staircases (protected or unprotected?)	One protected
Number of External Staircases	0
External Balcony part of escape route?	No
Unusual features	None
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations

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Fire Detection and Warning System	Flats and common areas linked
Grade of fire alarm	Grade A
Category of fire alarm	LD3 Minimum Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	No
Fixed Fire Fighting Installations	No

## Customers

Number of occupants	3
Occupant tenure type breakdown	General Needs

## Fire Safety Related Customer Safety Servicing

Overdue communal gas safety checks	0
Overdue domestic gas safety checks	0
Overdue communal electrical condition checks	0
Overdue domestic electrical condition checks	0
Overdue alarm call pull chord tests	0
Overdue communal PAT testing	0
Overdue customer mobility scooter PAT testing	0
Overdue Monthly Emergency Lighting Switch Tests	1
Overdue Annual Emergency Lighting tests	1
Overdue Weekly Fire Alarm Testing	1
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	

## Building Fire Safety Surveys - Communal Doors

Failing Communal Fire Doors	0
Communal Fire doors due for replacement within 5 years	0

## Dwelling Doors

Failing Dwelling Fire Doors	0
Dwelling Fire doors due for replacement within 5 years	0

## Fire Risk Assessment Survey Results

### Scheme and Building Information

Photo



Date of Fire Risk Assessment	03/10/2024
FRA Frequency (Months)	36
Purpose of Fire Risk Assessment	3 year Re-Assessment
Type of Risk Assessment	Type 1 (Common Parts Only - Non Destructive)
Quantity	1
Fire & Safety Assessor	Ian Potter
Enforcing Fire Authority	Lancashire
Scheme Tel. No	N/A
Other staff in attendance	None
Number of on-site Accent staff	None
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	3
Personal Emergency Evacuation Plans in place	N/A
Current Evacuation Strategy	Full (Simultaneous) Evacuation
Conversion or purpose-built	Conversion
Number of Storeys	3
Number of floors on which car parking is provided	0
Is there a habitable basement?	No
No. of internal staircases (protected/unprotected)	One protected
Number of external staircases	0
External balcony part of escape route?	No
Unusual features	None

## Fire Risk Assessment Survey Results

Building access conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Detection and Warning System	Flats and common areas linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD3 Minimum Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	No
Water Extinguisher(s) present	No
Foam Extinguisher(s) present	No
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	No
Fire Blanket(s) present	No
Fixed Fire Fighting Installations supplied / fitted	No
Dry Riser(s) present	No
Wet Riser(s) present	No
Sprinkler System present	No
Hosereel(s) present	No
Automatic Opening Vent(s) present	No

## Electrical Sources of Ignition

Electrical installation within common areas in good condition and no obvious damage?	Yes
Comment	No damage seen at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Next inspection due 14th September 25
Electrical App/PA Testing - tested within past 12 months?	N/A
Comment	No electrical items in communal area
Absence of trailing leads and adapters?	Yes
Comment	None seen at time of inspection
Evidence that mobility scooters are not being stored/charged in common areas?	Yes
Comment	None seen at time of inspection
Is there a purpose built mobility scooter store/charging area?	N/A

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Comment	Not required
Does the building have a lightning protection system?	No
Comment	Not required due to height

## Gas installations

Is there a commercial/domestic gas supply to the scheme?	Yes
Comment	Flats only
Valid LGSR held on file for fixed communal area gas appliances? (Boilers)	No
Comment	No communal gas supply
Valid LGSR held on file for residential flats that contains gas appliances?	Yes
Comment	All in date. Flats 77 and 77a currently capped. 77b due 20th January 25
Are smoke/heat detectors within General Needs flats subject to an annual inspection and the results	Yes
Comment	Part of LGS check

## Other Sources of Ignition

Is there a no smoking policy in place, which is enforced and adhered to?	Yes
Comment	Residents allowed to smoke in flats. No evidence of smoking in communal area seen
Adequate security against arson?	Yes
Comment	Front and rear door locked at time of inspection. Rear gate locked
Are refuse/recycling bin areas managed and suitably located?	Yes
Comment	External
Are there communal cooking facilities at this scheme?	No
Comment	Individual kitchen's in flats

## Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?	Yes
Comment	Both cupboard doors were found to be open and no locking mechanism was fitted. Locks will need to be fitted to these doors
Are unnecessary accumulations of combustible materials or waste avoided?	No

Comment Personal items and furniture found in communal staircase

Are combustible materials and substances separated from ignition sources and stored appropriately? Yes

Comment None seen at time of inspection

Furniture/furnishings in good condition, fire retardant/resistant and comply with modern standards and regulations? N/A

Comment None in communal area

Observation	Priority	Referred To	Required By:	Task ID
Personal items of furniture were found in the communal staircase. These need to be removed to ensure the integrity of the single staircase means of escape. HP to arrange	Internal - Medium	Housing Partner	21/11/2024	1877643



**Other Significant Fire Hazards**

Are all other significant fire hazards adequately controlled? Yes

Comment None seen at time of inspection

**Means of Escape from Fire**

Is it considered that the building is provided with reasonable means of escape in case of fire? Yes

Comment Protected route from all flats

Escape routes unobstructed and safe to use? Yes

Comment No obstructions seen at time of inspection

Exits immediately openable without a key and/or failsafe's function correctly? Yes

Comment Thumbturn locks on all exit doors

Reasonable distances of travel where there is a single/alternative direction of travel? Yes

Comment In accordance with LACORS

Escape routes lead to final exits and open in direction of escape where necessary? Yes

Comment

Doors open inwards - deemed acceptable due to limited occupancy level

## Fire Spread and Development

Is it considered that the compartmentation is of a reasonable standard?

Yes

Comment

No breaches seen from what could be observed

Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)?

Yes

Comment

Painted walls

Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products?

N/A

Comment

None fitted

As far as can be reasonably ascertained, is the compartmentation within roof spaces of a satisfactory standard?

N/A

Comment

No access to roof space from communal area

Loft hatches fire resisting?

N/A

Comment

None in communal area

As far as can be reasonably ascertained, is the fire stopping above cross corridor fire doors within suspended ceiling void of a satisfactory standard?

N/A

Comment

No suspended ceiling

Do external walls, doors, windows and anything attached to the exterior, limit fire spread?

Yes

Comment

Standard construction

If Smoke Control Systems (AOV's) are fitted, are the records of annual testing available?

N/A

Comment

None fitted

Are roller shutter doors that are required to be FR, fire resisting and self-closing?

N/A

Comment

None fitted



Observation	Priority	Referred To	Required By:	Task ID
Electrical cupboards were found to be open and no locks fitted. Install locks to both doors. work order 1225041	Repair - Non Emergency	Project Manager (Building Safety)	30/11/2024	1877645



### Emergency Escape Lighting

Is the emergency lighting correctly specified and installed as per current standards?	Yes
Comment	On escape routes
Emergency lighting units in good condition and securely fixed to walls/ceilings?	Yes
Comment	No damage seen at time of inspection
Records of monthly/annual testing available?	Yes
Comment	Annual test carried out on 20th May 24 Monthly test carried out on 7th October 24

### Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes
Comment	Checked
Directional fire escape signage in place and adequate?	N/A
Comment	Not required due to single staircase
Is there suitable LIFT signage i.e. do not use in case of fire?	N/A
Comment	No lift installed
Do common area fire doors display the correct signage on both sides where applicable?	Yes
Comment	Checked

### Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?	Yes
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Comment	4 zone system
Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?	Yes
Comment	Part 6
Is the fire detection and warning system maintained/tested and all certificates saved on file?	Yes
Comment	Last tested 20th May 24
Fire alarm components in good condition and securely fixed to walls/ceilings?	Yes
Comment	No damage seen at time of inspection
Hold open devices operate at the sounding of the alarm and are in a serviceable condition?	N/A
Comment	None fitted
Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A
Comment	None
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	No
Comment	Not monitored

## Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?	No
Comment	None fitted

## Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	Under 11m
Are there other Responsible Persons who share or have fire safety duties in respect of the premises?	No
How will this sharing be achieved?	
Is an office or IL scheme being inspected?	No
Comment	General needs

## Passenger Lift

Is the scheme fitted with a passenger lift?	No
Comment	None fitted

## Premises Inspection Box

Is there a premises information box for fire & rescue service use?	No
Comment	Not required

## Evacuation Policy

Are there suitable arrangements for summoning the fire service?	Yes
Comment	999 by residents
Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?	Yes
Comment	Full evacuation

## Engagement with Residents

Has information of fire procedures been disseminated to residents?	Yes
Comment	By letter annually
Is general fire safety information disseminated to residents?	Yes
Comment	By letter annually

## FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?	Yes
Comment	3 yearly due to level of risk

## Miscellaneous

Are there any other observations/actions to raise that are not covered above.	No
Are there fire related remedial works required at this property, that will affect the fabric of the building?	No
Comment	
Were there any unsatisfactory aspects of the Fire Risk Assessment? (Visible on Building Safety Report).	Yes
Some fire doors did not fully close so works orders have been raised with our contractors.	No
Some minor works were required which have been raised with our contractors.	Yes
Unauthorised items were found in communal areas and arrangements were made for their removal.	Yes
Not all records were up to date, as noted in the table below. Arrangements have been made for these to be completed.	No

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A number of fire doors were found to be wedged or propped open. Fire doors are there to keep you safe and me kept shut at all times.

No

**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:

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:

MINOR  MAJOR  CRITICAL

The definition of the above terms is as follows:

**FRA Review Frequency**

<b>MINOR</b>	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).
<b>MAJOR</b>	An outbreak of fire could result in injury of one or more occupants, but is unlikely to lead to fatalities.
<b>CRITICAL</b>	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 taken.
Intolerable	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: Trivial