

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region : North West

Scheme Name : Moss Side A - Alder Close

Scheme Address : 32, 98, 102, 104, 107, 109 Alder Close
Leyland
PR26 7TT

Date of Assessment: 14/03/2024

Date of Next Assessment: 14/03/2025

FRA Frequency: Annual Re-Assessment

Fire & Safety Assessor Ian Potter

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

| Scheme Details | | Moss Side A - Alder Close |
|---|-------------------|--|
| Region: | | North West |
| Scheme Name: | | Moss Side A - Alder Close |
| Site Address: | Street: | 32, 98, 102, 104, 107, 109 Alder Close |
| | Town: | Leyland |
| | Post Code: | PR26 7TT |
| Block & Asset No. | | Block 32 a-f Asset 9176 |
| Block & Asset No. | | Block 98 a-f Asset 9182 |
| Block & Asset No. | | Block 102 a-f Asset 9185 |
| Block & Asset No. | | Block 104 a-f Asset 9187 |
| Block & Asset No. | | Block 107 a-f Asset 9189 |
| Block & Asset No. | | Block 109 a-f Asset 9191 |
| Date of this Assessment | | 14/03/2024 |
| Date of Next Review | | 14/03/2025 |
| Fire Risk Assessment Frequency | | Annual |
| Purpose of Fire Risk Assessment | | Annual Re-Assessment |
| Fire & Safety Assessor | | Ian Potter |
| Director of Housing Services | | Louise Graham Smith |
| Customer Partnership Manager | | Jamie Trotter |
| Contract Manager | | Emma Watkinson |
| Scheme Manager/Customer Partner | | Mandy Clarke |
| Other staff in attendance | | None |
| Use of Building | | General Needs |
| Approximate Number of occupants | | 6-12 per block |
| Occupancy Profile | | Mixed |
| 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 LACORS Guide |

| Building Details | Moss Side A - Alder Close |
|--|--|
| Construction Date | 1978 |
| Construction Type | Concrete Frame |
| Roof Finish | Pitched-Clay 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 per block a-f |
| 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-Protected |
| Number of External Staircases per Block | None |
| External Balcony part of escape route? | N/A |
| 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: | |
| 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 | | | | | | |
|-----------------------------|---|------------|---|-------------|------------------------------|-----------------|
| Moss Side A - Alder Close | | | | | 14/03/2024 | |
| 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 | No damage seen at time of inspection | . | | |
| 1.2 | Valid Electrical Installation Condition Reports held on file.(Common Areas) | Yes | 32 due Jul 24, 98 due Jul 25, 102 due Jul 28, 104 due Sept 25, 107 due Jul 25, 109 due Feb 28 | . | | |
| 1.3 | Valid Electrical Installation Condition Reports held on file. (General Needs Flats) | Yes | All checked and in date. 32b, 98 b&e, 104b, 107 a b & f all leasehold. | . | | |
| 1.4 | Electrical App/PA Testing - all portable appliances tested within past 12 months | N/A | No Communal appliances | . | | |
| 1.5 | Absence of trailing leads and adapters | N/A | No Communal appliances | . | | |
| 1.6 | Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat | N/A | None visible during inspection | . | | |
| 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 | Electronic lock on front door of each block | . | | |
| 3.2 | Is there an absence of unnecessary fire load in close proximity to building? | Yes | | . | | |

| 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 in use | . | | |
| 4.2 | Are fixed heating installations subject to regular maintenance? | N/A | No gas supply in common areas | . | | |
| 4.3 | Valid LGSC held on file for each residential flat that contains gas appliances. | Yes | All checked and in date. 32b, 98 b&e, 104b, 107 ab& f all leasehold. 98c and 109e Capped | . | | |
| 5 Cooking: | | | | | | |
| 5.1 | Are reasonable measures taken to prevent fires as a result of cooking? | N/A | No Communal cooking facilities | . | | |
| 5.2 | Where there is extraction ventilation in communal kitchens are filters changed/ cleaned and ductwork cleaned regularly? | N/A | No Communal cooking facilities | . | | |
| 6 Lightning Protection System: | | | | | | |
| 6.1 | Does the building have a lightning protection system, If so, is it adequately maintained? | N/A | Not required on this building | . | | |
| 7 Housekeeping: | | | | | | |
| 7.1 | Is the standard of housekeeping adequate? | No | See 7.4 | . | | |
| 7.2 | Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items. | Yes | Some electrical cupboards unlocked at time of inspection. All were locked by the assessor. | . | | |
| 7.3 | Are combustible materials separated from ignition sources and stored appropriately? | Yes | | . | | |
| 7.4 | Are unnecessary accumulations of combustible materials or waste avoided? | No | Combustible items were found to be stored in Block 107, 104 & 32 - (GF staircases and top of stairs O/S 32e) and need to be removed. CP to ensure items are removed. | Med | 30/4/23 | Customer Partner |

| | | | | | | |
|---------------------------------|---|-------|--|---|--|--|
| 7.5 | Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols) | N/A | | . | | |
| 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 | No Communal furniture | . | | |
| 9 | Other Significant Fire Hazards: | | | | | |
| 9.1 | Are there other significant fire hazards that are inadequately controlled? | No | None seen at time inspection | . | | |
| 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 seen | . | | |
| 10.3 | Exits easily and immediately openable where necessary, without a key? | Yes | Thumbturn on main exit doors | . | | |
| 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 | | . | | |
| 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? | Other | Only access to entrance door from 1st and 2nd floor is via a staircase which would be unsuitable for certain disabilities. | . | | |
| 11 | Measures to Limit Fire Spread and Development: | | | | | |
| 11.1 | Is it considered that the compartmentation is of a reasonable standard? | Yes | | . | | |

| | | | | | | |
|-----------|--|-----|---|-----|-----------------|---------------------|
| 11.2 | Is there reasonable limitation of surface finishes that might promote fire spread (walls, floors, ceilings)? | Yes | Painted surfaces | . | | |
| 11.3 | Are fire dampers/shutters provided in ducts/refuse chutes to protect means of escape against fire, smoke and combustion products? | N/A | None fitted | . | | |
| 11.4 | Compartmentation within roof spaces of a satisfactory standard? | N/A | | . | | |
| 11.5 | Loft hatches fire resisting? | N/A | None fitted in Communal areas | . | | |
| 11.6 | Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard | N/A | None fitted in Communal areas | . | | |
| 11.7 | Smoke Control Systems (AOV's) Are records of annual testing available? | N/A | None fitted in Communal areas | . | | |
| 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, | No | Blk 109 - GF communal door gap in excess of 4mm on side. Glazing partition on GF has a hole in the bottom corner. Blk 32 - GF communal door gap in excess of 4mm on side Glazing partition on GF has a hole in the bottom corner. Service cupboard lock not working on GF | Med | 30th April 2024 | Fire Safety Manager |
| 12.2 | "Fire door keep shut/locked" signage displayed on both sides of all applicable doors. | Yes | . | . | | |

| | | | | | | |
|-----------|--|-----|---|---|--|--|
| 12.3 | Hold open devices operate at the sounding of the alarm and are in a serviceable condition | N/A | None fitted in communal areas | . | | |
| 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 | If yes, see "Residents Front Doors Sheet" | . | | |
| 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 | | . | | |
| 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 | 04/03/24 by Tunstall | . | | |
| 15.10 | Are records of annual testing available? | Yes | 21/08/23 by Tunstall | . | | |
| 16 | Fire Safety Signs and Notices: | | | | | |
| 16.1 | Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas? | Yes | All checked | . | | |
| 16.3 | Directional fire escape signage in place and adequate? | Yes | Checked | . | | |
| 16.4 | Is there a suitable LIFT sign i.e. do not use in case of fire. | N/A | No lift fitted | . | | |
| 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 | Domestic detectors in each flat | . | | |
| 17.2 | Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017 | N/A | No communal fire alarm | . | | |
| 17.3 | Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017) | N/A | No communal fire alarm | . | | |
| 17.4 | Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry? | N/A | No communal fire alarm | . | | |
| 17.5 | Is the fire alarm panel remotely monitored, and if so are there records of regular testing? | N/A | No communal fire alarm | . | | |
| 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) | Yes | See 4.3 | . | | |
| 18 | Fire Extinguishing Equipment: | | | | | |
| 18.1 | Portable fire extinguishers - appropriate type/number/position? | N/A | No communal FFE | . | | |
| 18.2 | Correct signage displayed by each fire extinguisher? | N/A | | . | | |
| 18.3 | Fire blanket in communal kitchen, secured to the wall, complete with signage? | N/A | No communal kitchens | . | | |
| 18.4 | Hose Reels - fitted, maintained? | N/A | None fitted | . | | |
| 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 fitted | . | | |

| | | | | | | |
|-----------|---|-----|----------------------------------|---|--|--|
| 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 | Residents call 999 | . | | |
| 19.2 | Do relevant staff carry out regular fire safety checks | Yes | Scheme inspection dated 21/02/23 | . | | |
| 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 | | | | | |

| Residents Front Doors | | | | | | |
|---|---------------|-----------|---|-------------|-----------------|--------------|
| Moss Side A - Alder Close | | | | | | 14/03/2024 |
| Flat entrance doors to FD30s specification (Inspection to include - Door condition, construction, closure devices, intumescent/smoke seal condition, glazing systems, fire rated letterplate, door furniture and maximum gaps between door and frame/threshold. | | | | | | |
| Flat No. | Access Gained | Asset No. | Observation/Comments / Actions Required | Risk Rating | Completion Date | Referred To: |
| 32a | No | 17498 | Checked externally and all ok | - | | |
| 32b | No | 17516 | Checked externally and all ok | - | | |
| 32c | No | 17522 | Checked externally and all ok | - | | |
| 32d | No | 17528 | Checked externally and all ok | - | | |
| 32e | No | 17534 | Checked externally and all ok | - | | |
| 32f | No | 17540 | Checked externally and all ok | - | | |
| 98a | No | 17504 | Checked externally and all ok | - | | |
| 98b | No | 17517 | Checked externally and all ok | - | | |
| 98c | No | 17523 | Checked externally and all ok | - | | |
| 98d | No | 17529 | Checked externally and all ok | - | | |
| 98e | No | 17535 | Checked externally and all ok | - | | |
| 98f | No | 17541 | Checked externally and all ok | - | | |
| 102a | No | 17508 | Checked externally and all ok | - | | |
| 102b | No | 17518 | Checked externally and all ok | - | | |
| 102c | No | 17524 | Checked externally and all ok | - | | |
| 102d | No | 17530 | Checked externally and all ok | - | | |
| 102e | No | 17536 | Checked externally and all ok | - | | |
| 102f | No | 17542 | Checked externally and all ok | - | | |
| 104a | No | 17510 | Checked externally and all ok | - | | |
| 104b | No | 17519 | Checked externally and all ok | - | | |
| 104c | No | 17525 | Checked externally and all ok | - | | |
| 104d | No | 17531 | Checked externally and all ok | - | | |

| | | | | | | |
|-------------|-----------|--------------|-------------------------------|---|--|--|
| 104e | No | 17537 | Checked externally and all ok | - | | |
| 104f | No | 17543 | Checked externally and all ok | - | | |
| 107a | No | 17513 | Checked externally and all ok | - | | |
| 107b | No | 17520 | Checked externally and all ok | - | | |
| 107c | No | 17526 | Checked externally and all ok | - | | |
| 107d | No | 17532 | Checked externally and all ok | - | | |
| 107e | No | 17538 | Checked externally and all ok | - | | |
| 107f | No | 17544 | Checked externally and all ok | - | | |
| 109a | No | 17515 | Checked externally and all ok | - | | |
| 109b | No | 17521 | Checked externally and all ok | - | | |
| 109c | No | 17527 | Checked externally and all ok | - | | |
| 109d | No | 17533 | Checked externally and all ok | - | | |
| 109e | No | 17539 | Checked externally and all ok | - | | |
| 109f | No | 17545 | Checked externally and all ok | - | | |

Photographs - Fire

14/03/2024

Moss Side A - Alder Close



Photo No. 1

Items of furniture stored in stairway of block 104

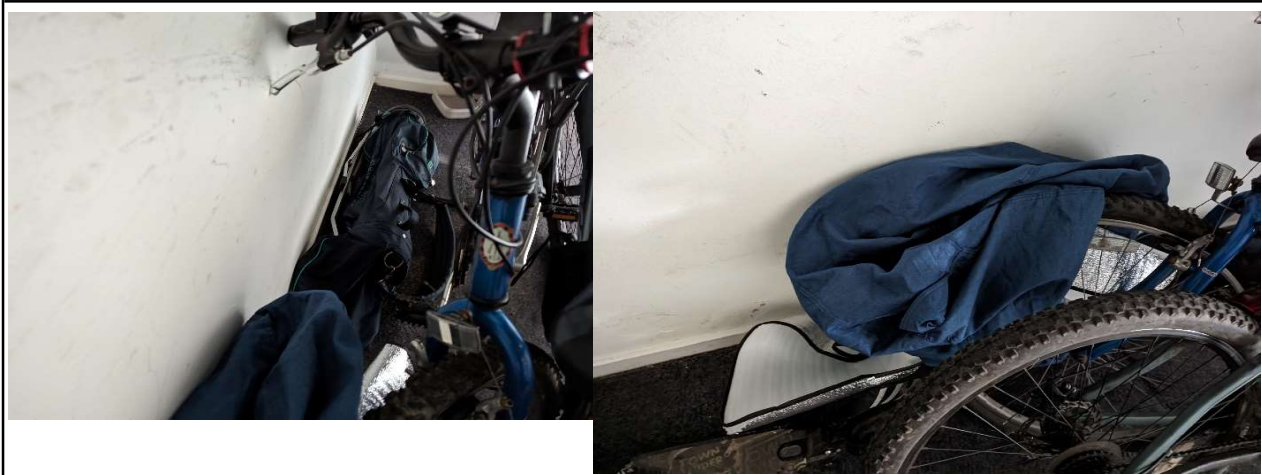


Photo No. 2

Items in staircase of block 107

Photographs - Fire

14/03/2024

Moss Side A - Alder Close



Photo No. 3

Rotted FR partition GF block 107



Photo No. 4

Door gap in excess of 4mm Block 109 GF

Photographs - Fire

14/03/2024

Moss Side A - Alder Close

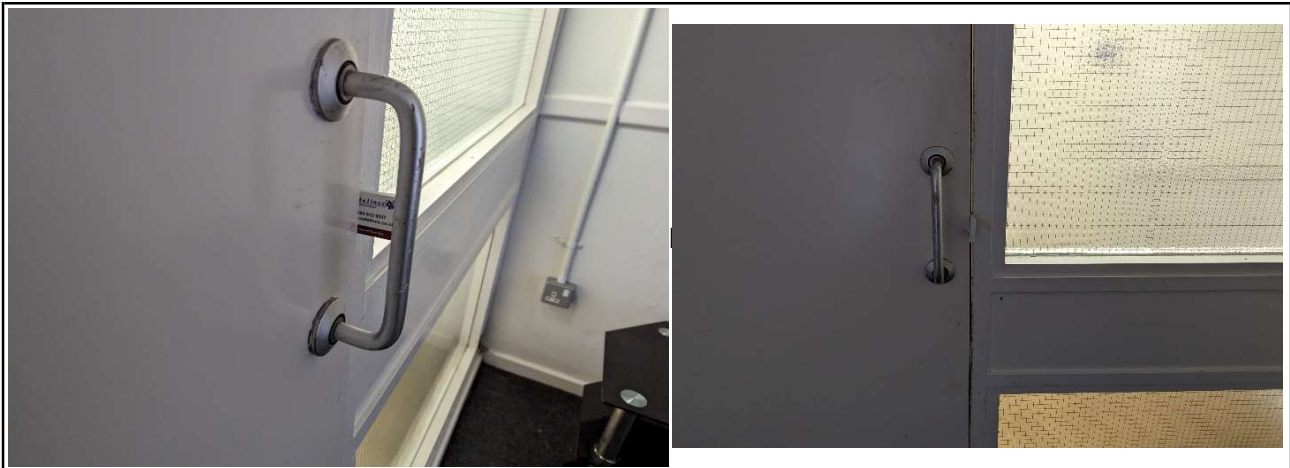


Photo No. 5

Door gap in excess of 4mm Block 32 GF



Photo No. 6

Items in staircase of block 32

| | |
|--------------------|---------------------------|
| Photographs - Fire | |
| 14/03/2024 | Moss Side A - Alder Close |

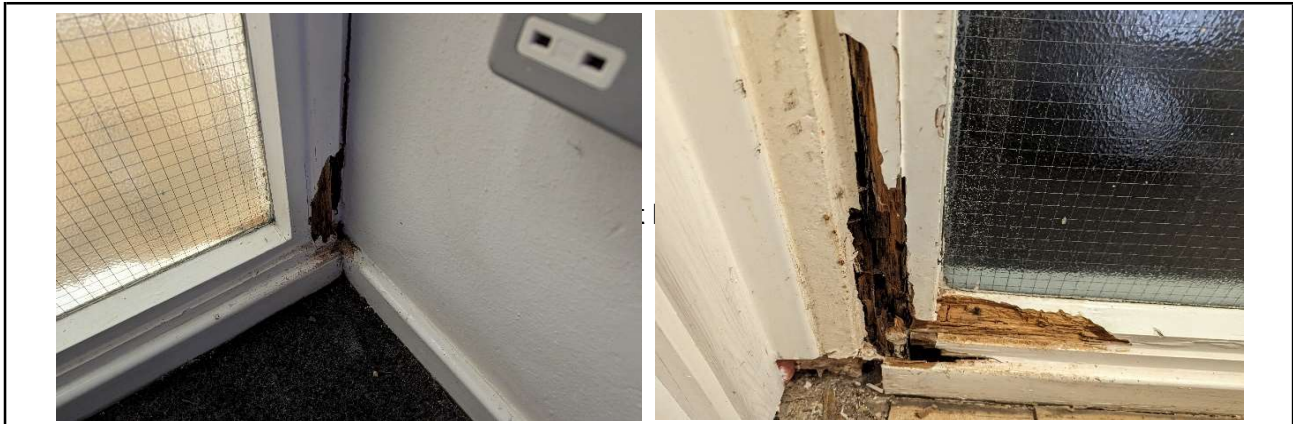


Photo No. 7

Rotted FR partition GF block 32



Photo No. 8

Door lock broken service cupboard between 32 a and b

| | |
|--------------------|---------------------------|
| Photographs - Fire | |
| 14/03/2024 | Moss Side A - Alder Close |



Photo No. 9

Items in staircase of block 32 2nd Floor

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. |