

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

**Asset ID: 9308**      **Richmond House Pall Mall, Chorley**

## Cover Sheet

Photo



Date of Fire Risk Assessment	02 Oct 2024
Date of Next Fire Risk Assessment	02 Oct 2025
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual 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	Pall Mall Chorley
Scheme Address	Richmond House Pall Mall, Chorley
Postcode	PR7 3HJ
Region	North West
Scheme Manager	
Scheme Tel. No	N/A
Scheme Inspection Completed	Yes
Enforcing Fire Authority	Lancashire
Other staff in attendance	Specialist Housing Partner
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas

## The Building

Accommodation Type	CAT2 Housing for Older People (S28)
Build Date	Jan 1 1983
Number Of Homes	53
Homes breakdown	Flat
External wall construction	Facing Brick
External wall finish	Facing Brick
Roof construction	Timber
Roof covering	Interlocking Pitched
PEEPs in place where necessary	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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?)	3 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

**Asset ID: 9308**      **Richmond House Pall Mall, Chorley**

Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade A
Category of fire alarm	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers supplied/fitted	Yes
Fixed Fire Fighting Installations	No

**Customers**

Number of occupants	54
Occupant tenure type breakdown	CAT2 Housing for Older People

**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	0
Overdue Fire Panel - Six Monthly Testing	1
Overdue Fire Safety Equipment tests	1

**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	02/10/2024
FRA Frequency (Months)	12
Purpose of Fire Risk Assessment	Annual 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	Specialist Housing Partner
Number of on-site Accent staff	Scheme Manager Weekdays
Number of other (non-Accent) staff	Contract Cleaners in common areas
Scheme Inspection completed	Yes
Number of occupants	54
Personal Emergency Evacuation Plans in place	Yes
Current Evacuation Strategy	Stay Put (Delayed) Evacuation
Conversion or purpose-built	Purpose Built
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)	3 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	Mixed
Fire Detection and Warning System	Flats and common areas not linked
Grade of Fire Alarm	Grade A
Category of Fire Alarm	LD2 Additional Protection
Emergency Lighting Provision	Mixed system - Common areas
Portable Fire Extinguishers / Fire Blankets supplied / fitted	Yes
Water Extinguisher(s) present	Yes
Foam Extinguisher(s) present	Yes
Dry Powder Extinguisher(s) present	No
Carbon Dioxide Extinguisher(s) present	Yes
Fire Blanket(s) present	Yes
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	None seen at time of inspection
Valid Electrical Installation Condition Reports held on file? (Common Areas & General Needs Flats)	Yes
Comment	Last tested 13th November 2023 on ActiveH
Electrical App/PA Testing - tested within past 12 months?	Yes
Comment	Last tested 6th August 24 on ActiveH
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?	Yes

**Asset ID: 9308**

**Richmond House Pall Mall, Chorley**

Comment

External scooter store

Does the building have a lightning protection system?

No

Comment

Not required

## Gas installations

Is there a commercial/domestic gas supply to the scheme?

No

Comment

No gas supply

## 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 and external areas

Adequate security against arson?

Yes

Comment

CCTV and door entry system

Are refuse/recycling bin areas managed and suitably located?

Yes

Comment

All tidy at time of inspection

Are there communal cooking facilities at this scheme?

Yes

Comment

Not used for cooking meals, warming food only

Are reasonable measures taken to prevent fires as a result of cooking?

Yes

Comment

Not used for cooking

Where there is extraction in communal kitchens, are filters and ductwork changed/cleaned regularly?

N/A

Comment

Expelair only

## Housekeeping

Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items?

No

Comment

Several store rooms and the upstairs lounge had combustible items stored and a general excess item removal is required.

Flat 45 has combustible items hanging from the front door

SHP to arrange removal

Are unnecessary accumulations of combustible materials or waste avoided?

No

Comment

See above

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

Yes

Asset ID: 9308

Richmond House Pall Mall, Chorley

Comment

None seen at time of inspection

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

Yes

Comment

Labels checked

Observation	Priority	Referred To	Required By:	Task ID
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Several store rooms and the upstairs lounge are getting full of combustible non essential items. Specialist Housing Partner to arrange to clear them of unnecessary items. Also Flat 45 has combustible decorations hanging from the front door	Internal - Medium			
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### 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

Several protected routes out of the building

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

Some linked to alarm, others are push bars. All working

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

Yes

Comment

All within acceptable limits

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

Yes

Comment

Checked

## Fire Spread and Development

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

No

Comment

Multiple breaches of compartmentation above false ceilings and loft spaces. Compartmentation survey carried out recently and quote received to carry out remedial fire stopping. Works to commence shortly  
Several communal doors require attention to ensure they are self closing and close fitting in their frames

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?

No

Comment

See above

Loft hatches fire resisting?

Yes

Comment

1 hour rated

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

No

Comment

See above

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

Yes

Comment

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?

Yes

Comment

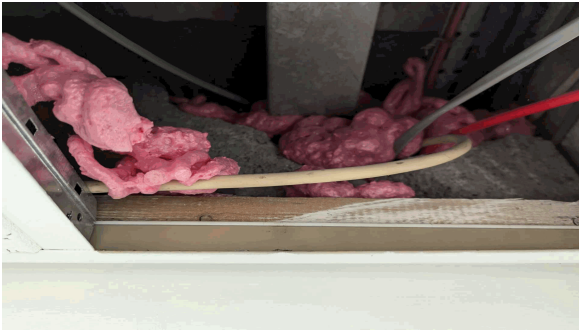
Kitchen serving hatch



Observation	Priority	Referred To	Required By:	Task ID
Most of the Flat front doors have drop seals which are either damaged or not working Repair or replace by Contractor	Repair - Non Emergency	Project Manager (Building Safety)	30/11/2024	1874866



Observation	Priority	Referred To	Required By:	Task ID
Multiple Compartmentation breaches found. Survey completed, Fire stopping works to commence shortly	Repair - Non Emergency	Project Manager (Building Safety)	30/11/2024	1874865



Observation	Priority	Referred To	Required By:	Task ID
The following fire doors were found not to be self closing and close fitting in their frame Corridor door nr Flat 19 Staircase door opp Manager office Staircase door adjacent to Flat 15 Corridor door nr Flat 54	Repair - Non Emergency	Project Manager (Building Safety)	30/11/2024	1874867



**Emergency Escape Lighting**

Is the emergency lighting correctly specified and installed as per current standards?

Yes

Comment

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 8th April 24  
Last Monthly test carried out 1st October 24

### Fire Safety Signs and Notices

Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?

No

Comment

Notice doesn't reflect evacuation strategy. All to be replaced

Directional fire escape signage in place and adequate?

Yes

Comment

Checked

Is there suitable LIFT signage i.e. do not use in case of fire?

Yes

Comment

Checked

Do common area fire doors display the correct signage on both sides where applicable?

Yes

Comment

Checked

Observation	Priority	Referred To	Required By:	Task ID
Evacuation notices don't show Stay Put information. Fire officer to arrange replacement	Internal - Low			

### Means of giving Warning in case of Fire

Is the scheme fitted with a communal area fire alarm?

Yes

Comment

Is fire detection and warning system appropriate for occupancy and fire risk, as per BS 5839-1:2017?

Yes

Comment

Is the fire detection and warning system maintained/tested and all certificates saved on file?

Yes

Comment

Last test 8th April 24

Fire alarm components in good condition and securely fixed to walls/ceilings?

Yes

Comment

All good at time of inspection

Hold open devices operate at the sounding of the alarm and are in a serviceable condition?

Yes

Comment

Checked by SHP weekly

Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?

Yes

Comment

Checked

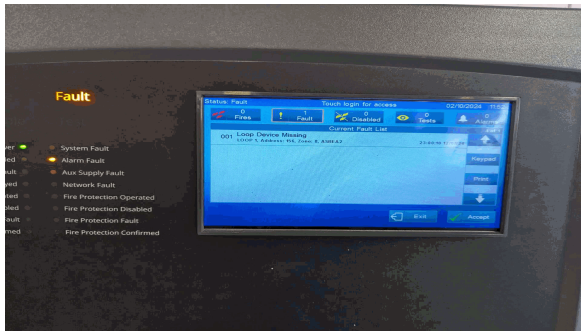
Is the fire alarm panel remotely monitored, and if so are there records of regular testing?

Yes

Comment

Monitored by Astraline and checked weekly by Specialist Housing Partner

Observation	Priority	Referred To	Required By:	Task ID
Fire Alarm is showing Fault on Loop1 Address 156 Zone 8	Repair - Non Emergency	Project Manager (Building Safety)	08/11/2024	1874868



### Fire Extinguishing Equipment

Is fire extinguishing equipment and/or fixed fire fighting installations provided at this scheme?

Yes

Comment

In risk areas

Portable fire extinguishers - appropriate type/number/position?

Yes

Comment

Checked

Correct signage displayed by each fire extinguisher?

Yes

Comment

Checked

Fire blanket in communal kitchen, secured to the wall, complete with signage?

Yes

Comment

Checked

Dry risers - Inlet/outlet boxes secured and/or securing straps fitted to outlet valves?

N/A

Comment

None fitted

Records available of fire fighting equipment servicing within past 12 months?	Yes
Comment	Tested 16th July 24

## Management of Fire Safety

Are these premises regulated by the Building Safety Regulator under the Building Safety Act?	No
Comment	Low rise
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?	Yes
Comment	IL
IL Schemes & Regional Offices - Are there sufficient numbers of qualified Fire wardens?	N/A
Comment	Specialist Housing Partner operates during working hours only
Offices - Are there suitable arrangements for ensuring the premises are evacuated?	N/A
Comment	
Offices - Are there suitable arrangements for evacuating disabled people?	N/A
Comment	
Offices - Suitable arrangements for meeting the fire service on arrival and providing relevant information?	N/A
Comment	
Offices/IL Schemes - Is there a suitable assembly point?	Yes
Comment	Rear garden
Offices - Are fire drills carried out at appropriate intervals?	N/A
Comment	

## Passenger Lift

Is the scheme fitted with a passenger lift?	Yes
Comment	One
Is the lift in full working order at the time of the FRA?	Yes
Comment	Observed
Is the lift fitted with a firefighters switch?	No
Comment	

Servicing and insurance inspection - Evidence of regular servicing/maintenance?

Yes

Comment

Last inspection 14th August 24

### Premises Inspection Box

Is there a premises information box for fire & rescue service use?

No

Comment

Master Key and Emergency residents information sheet kept in keysafe accessible by Fire Service

### Evacuation Policy

Are there suitable arrangements for summoning the fire service?

Yes

Comment

Warden call and 999 by residents

Taking FRA findings, is the evacuation policy appropriate for the scheme as per latest guidance?

Yes

Comment

Stay Put

### Engagement with Residents

Has information of fire procedures been disseminated to residents?

Yes

Comment

Annual letter and at start of tenancy

Is general fire safety information disseminated to residents?

Yes

Comment

Annual letter and Fire Service talks

### FRA Frequency

Taking the findings of this assessment into account, is the frequency of the FRA correct?

Yes

Comment

Annual

### 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?

Yes

Comment

Fire Stopping work

Can work be conducted without the need for an asbestos survey. If no, task Customer Safety Surveyor - Asbestos.

Yes

Comment

Asbestos survey completed for building

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.	Yes
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
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
<b>Trivial</b>	No action is required
<b>Moderate</b>	Efforts should be made to reduce the risk level and this should be carried out within the specified time periods.
<b>Substantial</b>	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.
<b>Intolerable</b>	The building (or the relevant area) should not be occupied until the risk is reduced.

The Overall Risk Level for this asset is: **Trivial**