

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Richard Watson Gardens 5-24
Scheme Address :	Brunswick St Nelson BB9 9DU
Date of Assessment:	25/07/2024
Date of Next Assessment:	25/07/2026
FRA Frequency:	2 Yearly Re-Assessment
Fire & Safety Assessor	Ian Potter

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

Scheme Details		Richard Watson Gardens 5-24
Region:	North West	
Scheme Name:	Richard Watson Gardens 5-24	
Site Address:	Street:	Brunswick St
	Town:	Nelson
	Post Code:	BB9 9DU
Block & Asset No.	Block 5-16 9065	
Block & Asset No.	Block 17-24 9066	
Date of this Assessment	25/07/2024	
Date of Next Review	25/07/2026	
Fire Risk Assessment Frequency	2 Yearly	
Purpose of Fire Risk Assessment	2 Yearly Re-Assessment	
Fire & Safety Assessor	Ian Potter	
Director of Asset and Compliance	Alex Liburd	
Housing Partner Manager	Kayley Wells-Davis	
Contract Manager	Emma Watkinson	
Scheme Manager/Customer Partner	Gemma Davidson	
Other staff in attendance	None	
Use of Building	General Needs	
Approximate Number of occupants	3-16 12 Bedrooms, 17-24: 8 Bedrooms	
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	One in recent years	
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	Richard Watson Gardens 5-24
Construction Date	1987
Construction Type	Concrete Frame
Roof Finish	Pitched-Clay Tile
External Wall Finish	Stone
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)	3-16: 12 flats; 17-24: 8 flats
Number of storeys above ground	3-16: Two; 17-24 One
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?	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:	AOV on Staircases
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						
Richard Watson Gardens 5-24					25/07/2024	
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	All appears in good condition at time of inspection	.		
1.2	Valid Electrical Installation Condition Reports held on file.(Common Areas)	Yes	Both blocks tested 27/08/21 and in date	.		
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	No communal portable appliances	.		
1.5	Absence of trailing leads and adapters	Yes	None seen at time of inspection	.		
1.6	Mobility Scooters - Stored/charged in common areas, purpose built store/resident flat	N/A	No mobility scooters on site	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Residents allowed to smoke in flats	.		
3	Arson:					

3.1	Adequate security against arson?	No	Front and rear door entry system Block 17-24, Both external doors have broken mag locks which means they are open all the time and access is unrestricted. Repairs raised by HP Block 5-16, All working as should be.	Med	31st August 24	Customer Partner
3.2	Is there an absence of unnecessary fire load in close proximity to building?	No	Block 17-24. Bins were stored outside of designated storage area and immediately adjacent to the building. HP to remind residents to keep their bins in the dedicated store.	Med	31st August 24	Customer Partner
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		.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No Communal gas	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All checked and in date on ActiveH	.		
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		.		
6	Lightning Protection System:					
6.1	Does the building have a lightning protection system, If so, is it adequately maintained?	N/A	Not required at these premises	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	No	Block 5-16, Wooden storage unit located in hallway on 2nd floor. Canvas print on wall. HP to arrange removal	Low	31st August 24	Customer Partner

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		.		
7.4	Are unnecessary accumulations of combustible materials or waste avoided?	Yes		.		
7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No hazardous materials in common areas.	.		
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 furniture 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	All clear at time of inspection	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Release on Fire Alarm and manual break glass release in addition	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	All within required distances 7 and 30m respectively	.		
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?	Yes		.		

10.7	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	Other	Not suitable for residents with mobility issues above ground floor	.		
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		.		
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?	Yes	Checked as far as could be seen from Loft hatch in each staircase	.		
11.5	Loft hatches fire resisting?	Yes	1 hour non insulated	.		
11.6	Fire stopping above cross-corridor fire doors within suspended ceiling void of a satisfactory standard	N/A	No suspended ceilings	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	Yes	Tested 16/04/22 by Tunstall. Manual test carried out by me 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		.		
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	Block 17-24, Fire resisting glazing missing from staircase door nr Flats 23 and 24. Repair raised by HP Work order 1186879	Med	31st August 24	Customer Partner
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	.		
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	Last tested 12/07/24 on ActiveH	.		
15.10	Are records of annual testing available?	Yes	Last tested 12/07/24 on ActiveH	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	Some replaced at time of inspection	.		
16.3	Directional fire escape signage in place and adequate?	Yes		.		
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?	N/A	No detection in communal areas - detectors in flats	.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	Yes	Detection in individual flats	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	Yes	Tested in flats	.		
17.4	Are there heat detectors located in the Kitchen, Boiler, Plant Room and Laundry?	N/A		.		
17.5	Is the fire alarm panel remotely monitored, and if so are there records of regular testing?	N/A		.		
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	All have LGSC in last 12 months on ActiveH	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	No extinguishers	.		
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 kitchen	.		
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		.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	HP records scheme inspection. Last one on file 29/07/24	.		
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

Richard Watson Gardens 5-24

25/07/2024

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:
5	No	15803	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
6	No	15804	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
7	No	15805	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
8	No	15806	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
9	No	15807	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
10	No	15808	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
11	No	15809	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
12	No	15810	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
13	No	15811	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
14	No	15812	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
15	No	15813	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
16	No	15814	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
17	No	15815	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		

18	No	15816	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
19	No	15817	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
20	No	15818	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
21	No	15819	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
22	No	15820	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
23	No	15821	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
24	No	15822	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		

Photographs - Fire

25/07/2024

Richard Watson Gardens 5-24



Photo No. 1

Furniture left in Communal Hallway Block 5-16



Photo No. 2

Canvas print on wall in hallway

Photographs - Fire

25/07/2024

Richard Watson Gardens 5-24



Photo No. 3

Bins stored nr building Block 17-24



Photo No. 4

FR Glazing missing from Staircase Fire door Block 17-24

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					
Richard Watson Gardens 5-24				25/07/2024	
Tolerable					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Arson:					
Adequate security against arson?	Front and rear door entry system Block 17-24, Both external doors have broken mag locks which means they are open all the time and access is unrestricted. Repairs raised by HP Block 5-16, All working as should be.	Med	31st August 24	Customer Partner	
Absence of unnecessary fire load in close proximity to building?	Block 17-24. Bins were stored outside of designated storage area and immediatley adjacenet to the building. HP to remind residents to kepp their bins in the dedicated store.	Med	31st August 24	Customer Partner	
Housekeeping:					
Is the standard of housekeeping adequate?	Block 5-16, Wooden storage unit located in hallway on 2nd floor. Canvas print on wall. HP to arrange removal	Low	31st August 24	Customer Partner	
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum gaps between door and frame.					
Fire doors to FD30s standard and in a serviceable condition,	Block 17-24, Fire resisting glazing missing from staircase door nr Flats 23 an 24. Repair raised by HP Work order 1186879	Med	31st August 24	Customer Partner	