

ACCENT HOUSING - FIRE RISK ASSESSMENT



Region :	North West
Scheme Name :	Makin Court, 1-43
Scheme Address :	Schofield Street Heywood OL10 1DR
Date of Assessment:	12/09/2024
Date of Next Assessment:	12/09/2026
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		Makin Court, 1-43
Region:	North West	
Scheme Name:	Makin Court, 1-43	
Site Address:	Street:	Schofield Street
	Town:	Heywood
	Post Code:	OL10 1DR
Block & Asset No.	Block 1-9 Ass No: 9413	
Block & Asset No.	Block 10-19 Ass No: 9414	
Block & Asset No.	Block 20-31 Ass No: 9415	
Block & Asset No.	Block 32-43 Ass No: 9416	
Scheme Tel. No:	N/A	
Date of this Assessment	12/09/2024	
Date of Next Review	12/09/2026	
Fire Risk Assessment Frequency	2 Yearly	
Purpose of Fire Risk Assessment	2 Yearly Re-assessment	
Fire & Safety Assessor	Ian Potter	
Director of Assets and Compliance	Alex Liburd	
Customer Partnership Manager	Kayley Wells-Davies	
Contract Manager	Emma Watkinson	
Scheme Manager/Customer Partner	Kellie Boothman	
Other staff in attendance	None	
Use of Building	General Needs	
Approximate Number of occupants	72 Bedrooms	
Occupancy Profile	Elderley	
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	Makin Court, 1-43
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)	Blocks 1-9 and 10-19: 9 flats; blocks 20-31 and 32 to 43: 12 flats.
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?	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:	
Evacuation Alert System (EAS)	
Additional Comments:	
Emergency Lighting Provision	Mixed System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Fire						
Makin Court, 1-43					12/09/2024	
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	1-9: 8/7/20, 10-19: 22/9/20, 20-31: 22/9/20, 32-43: 22/9/20	.		
1.3	Valid Electrical Installation Condition Reports held on file. (General Needs Flats)	Yes	All checked and in date. Flats 1, 9, & 24 are privately owned.	.		
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	Other	None observed at time of inspection.	.		
2	Smoking:					
2.1	Are there any risks associated with smoking in the building?	Yes	Residents allowed to smoke in flats and external areas.	.		
3	Arson:					
3.1	Adequate security against arson?	No	Door entry system. Front door of Block 32-43 not locking on mag lock. Work order raised already No 1203802	Low		

3.2	Is there an absence of unnecessary fire load in close proximity to building?	No	Settee and chairs found in external bin area adjacent to building. HP to arrange clearance	Med	25/10/24	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	No portable heaters in communal areas	.		
4.2	Are fixed heating installations subject to regular maintenance?	N/A	No Communal gas supply	.		
4.3	Valid LGSC held on file for each residential flat that contains gas appliances.	Yes	All checked and in date. Flats 1, 2, 8, 9, 18, 24, 29, 31, 33, 36 have no gas supply or are privately owned.	.		
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 for this building	.		
7	Housekeeping:					
7.1	Is the standard of housekeeping adequate?	No	All 4 blocks have flammable items stored or kept in the communal hallways/cupboards. CP to inform residents to remove.	Low	31/10/24	Customer Partner
7.2	Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	No	Personal items stored in GF cupboard Blocks 20-31 and 32-43. CP to inform residents to remove.	Low	31/10/24	Customer Partner
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	See 3.2 above	Med		

7.5	Are hazardous materials stored appropriately (i.e. oxygen cylinders, flammable materials, explosive products, oxidising products, aerosols)	N/A	No hazardous materials in communal 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 communal furniture or furnishings	.		
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 seen at time of inspection	.		
10.3	Exits easily and immediately openable where necessary, without a key?	Yes	Release button on maglock	.		
10.4	Reasonable distances of travel where there is a single/alternative direction of travel?	Yes	Within limits	.		
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?	Yes	Only on ground floors	.		
11	Measures to Limit Fire Spread and Development:					
11.1	Is it considered that the compartmentation is of a reasonable standard?	Yes	From what could be seen from communal areas	.		

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	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	No suspended ceilings	.		
11.7	Smoke Control Systems (AOV's) Are records of annual testing available?	N/A	None fitted	.		
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	Several service and store cupboard doors in all blocks require attention to ensure they are close fitting in their frame and lockable.	Med	30/11/24	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	.		
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 fitted	.		
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	All blocks done 19/8/24	.		
15.10	Are records of annual testing available?	Yes	All blocks done 17/10/23	.		
16	Fire Safety Signs and Notices:					
16.1	Are the correct Fire Action/Advice notices displayed in prominent locations within the common areas?	Yes	At exit doors	.		
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?	Yes		.		
17.2	Is the fire detection and warning system correctly specified and installed as per BS 5839-1:2017	N/A	Flats only	.		
17.3	Is the fire detection and warning system maintained/tested and all certificates saved on file. (BS 5839-1:2017)	N/A		.		

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 checked and in date. Flats 1, 2, 8, 9, 18, 24, 29, 31, 33, 36 have no gas supply or are privately owned.	.		
18	Fire Extinguishing Equipment:					
18.1	Portable fire extinguishers - appropriate type/number/position?	N/A	None fitted	.		
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	None fitted	.		
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	999 by residents	.		
19.2	Do relevant staff carry out regular fire safety checks	Yes	Last inspection 28/08/24 Gold Standard	.		
19.3	Sheltered Schemes & Regional Offices - Are there sufficient number of qualified Fire wardens.	N/A	General needs flats	.		

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

Makin Court, 1-43

12/09/2024

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:
1	No	20026	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
2	No	20027	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
3	No	20028	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
4	No	20029	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
5	No	20030	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
6	No	20031	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
7	No	20032	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
8	No	20033	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
9	No	20034	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
10	No	20035	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
11	No	20036	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
12	No	20037	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
14	No	20038	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		

34	No	20058	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
35	No	20059	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
36	No	20060	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
37	No	20061	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
38	No	20062	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
39	No	20063	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
40	No	20064	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
41	No	20065	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
42	No	20066	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		
43	No	20067	Appears from external inspection to be a sturdy door, close fitting squarely into frame and with the appropriate fire rated fittings.	-		

Photographs - Fire

12/09/2024

Makin Court, 1-43



Photo No. 1

Personal items in communal cupboard Block 1-9



Photo No. 2

Meter cupboard O/S Flat 5 excess gap, not S/C and not locking

Photographs - Fire

12/09/2024

Makin Court, 1-43



Photo No. 3

Meter cupboard O/S Flat 8 excess gap and lock damaged

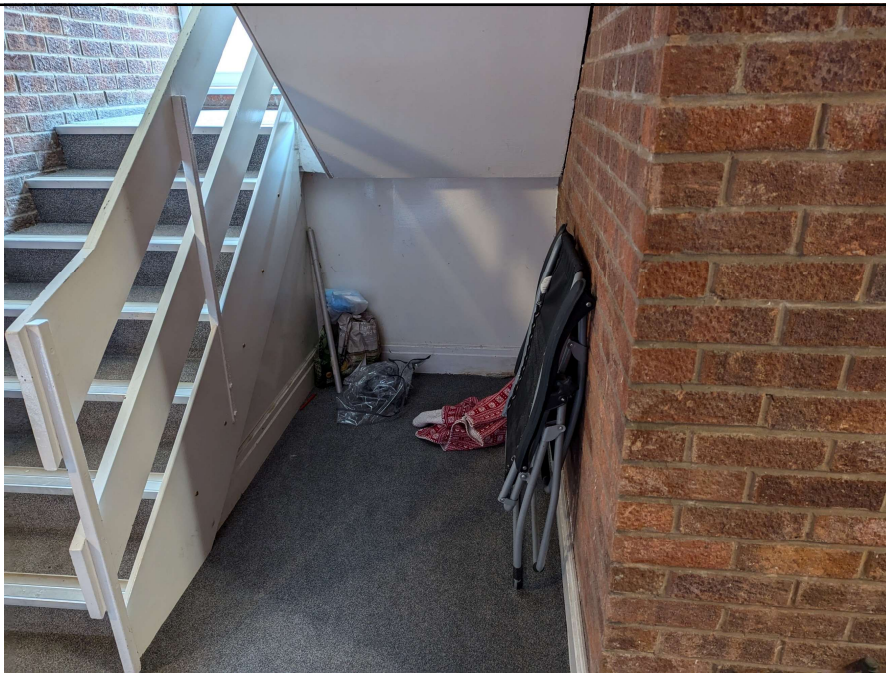


Photo No. 4

Personal items in staircase Ground and 1st Floor

Photographs - Fire

12/09/2024

Makin Court, 1-43

Insert Photo



Photo No. 5

Cupboard 1st Floor opp 15. Excess gap, handle broken, lock damaged

Insert Photo



Photo No. 6

Personal items in hallway O/S Flat 16

Photographs - Fire

12/09/2024

Makin Court, 1-43

Insert Photo



Photo No. 7

Store door opp F18 excess gap and lock not working

Insert Photo



Photo No. 8

Store opp 25 not self closing and excess gap

Photographs - Fire

12/09/2024

Makin Court, 1-43



Photo No. 9

Storage heater in store opp 25 lock damaged on door



Photo No. 10

Cupboard opp 33 personal belongings, not locking and excess gap

Photographs - Fire

12/09/2024

Makin Court, 1-43

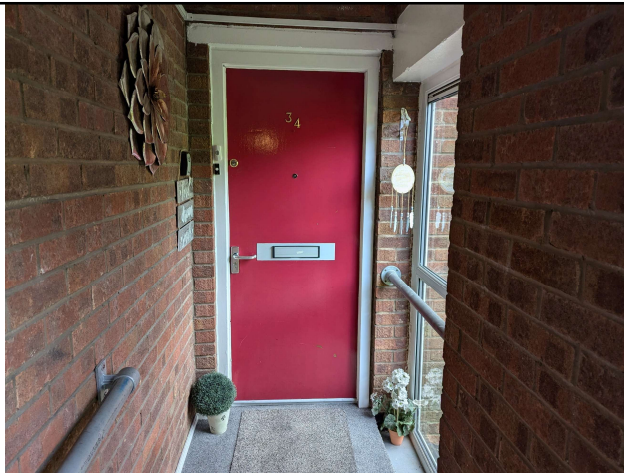


Photo No. 11

Personal items O/S Flat 34



Photo No. 12

Personal items in electric store opp F36

Photographs - Fire

12/09/2024

Makin Court, 1-43



Photo No. 13

Old settee in bin compound area

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					
Makin Court, 1-43				12/09/2024	
Trivial					
Potential area of fire risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
Fire Hazards					
Electrical Sources of Ignition:					
Arson:					
Adequate security against arson?	Door entry system. Front door of Block 32-43 not locking on mag lock. Work order raised already No 1203802	Low			
Absence of unnecessary fire load in close proximity to building?	Settee and chairs found in external bin area adjacent to building. HP to arrange clearance	Med	25/10/24	Customer Partner	
Housekeeping:					
Is the standard of housekeeping adequate?	All 4 blocks have flammable items stored or kept in the communal hallways/cupboards. CP to inform residents to remove.	Low	31/10/24	Customer Partner	
Are all electrical/intake/service cupboards secure and free from general waste, contractors waste and residents personal items.	Personal items stored in GF cupboard Blocks 20-31 and 32-43. CP to inform residents to remove.	Low	31/10/24	Customer Partner	
Are unnecessary accumulations of combustible materials or waste avoided?	See 3.2 above	Med			
Communal Area Fire Doors (Inspection to include - construction, closure devices, intumescent/smoke seal condition, glazing systems and maximum					
Fire doors to FD30s standard and in a serviceable condition,	Several service and store cupboard doors in all blocks require attention to ensure they are close fitting in their frame and lockable.	Med	30/11/24	Fire Safety Manager	